HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: March 2012

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New Home Market

GTA Housing Starts Edge Lower in February

Construction in the Greater Toronto Area (GTA) started on a total of 2,712 homes in February 2012, down by nine per cent from the same period last year. Last month's total remained above the five-year average for February.

Nearly half of all units started were condominium apartments. With sales of new condominiums averaging around 25 thousand units over the past two years, many projects are reaching construction phase. Single-detached home starts, at 573 units, were down by 12 per cent from last year. This housing category is facing headwinds due to declining inventory levels, a slowing job market and tougher affordability conditions due to quickly rising prices. The highest share of single-detached starts in the GTA was recorded in Peel Region, where the above mentioned factors were less evident. The slower single-detached construction numbers were more than offset by starts for semi-detached and row homes, which combined saw an increase of 26 per cent over last February.

Figure 1

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New Home Market

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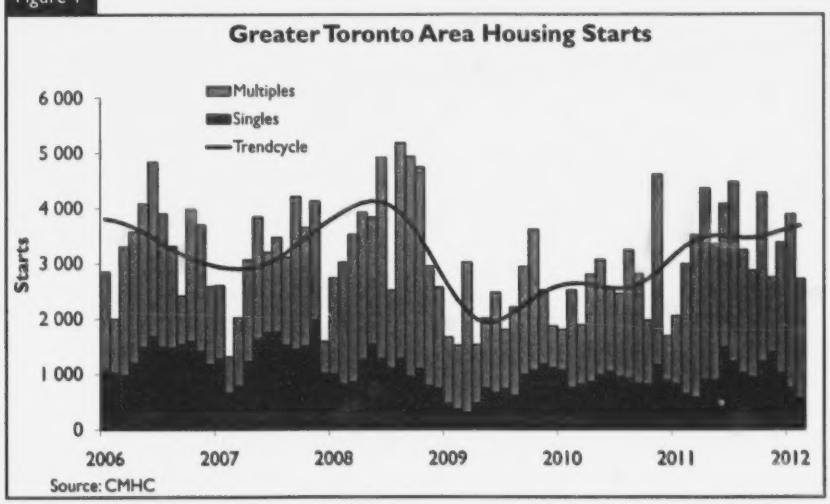
Figure 1



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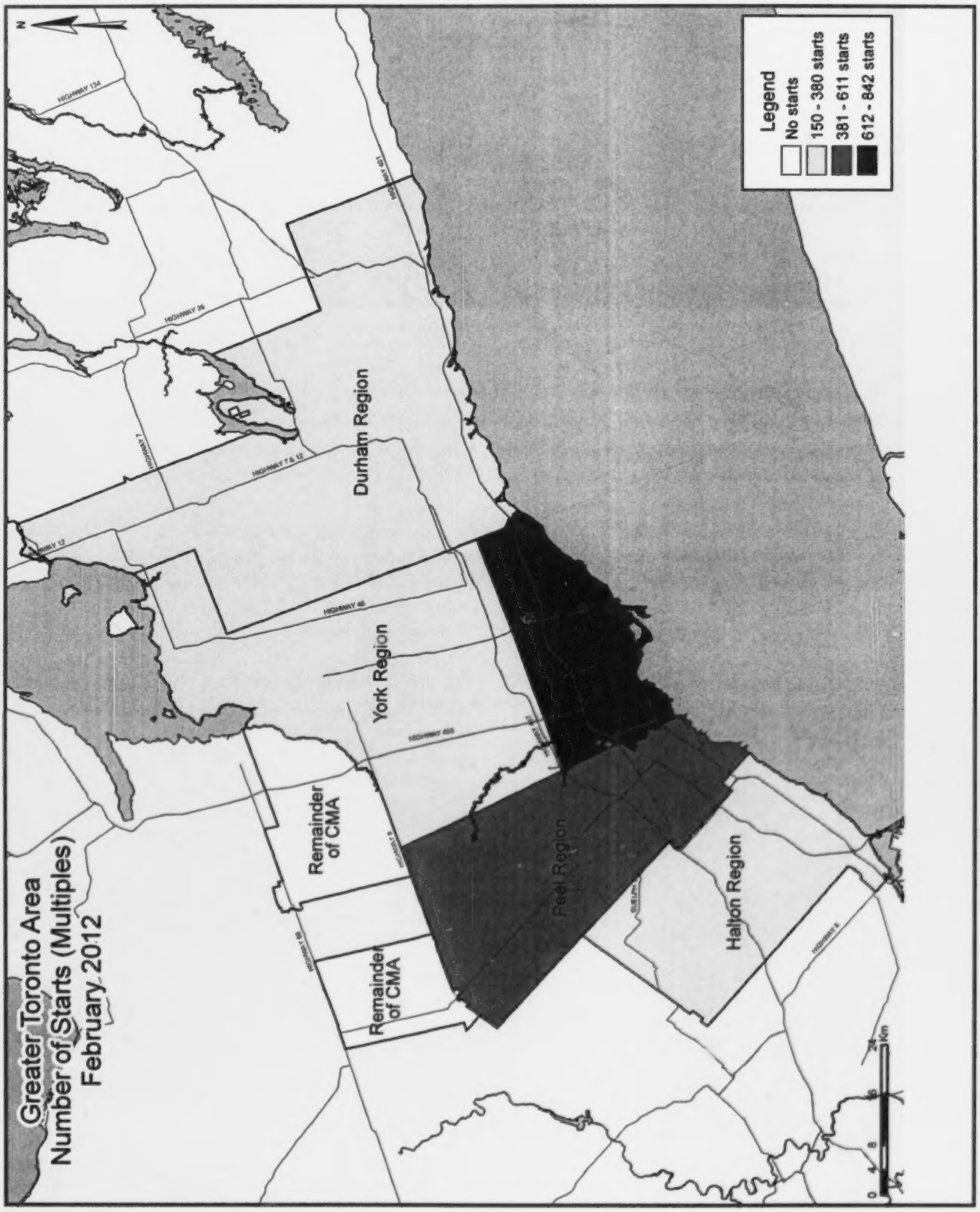
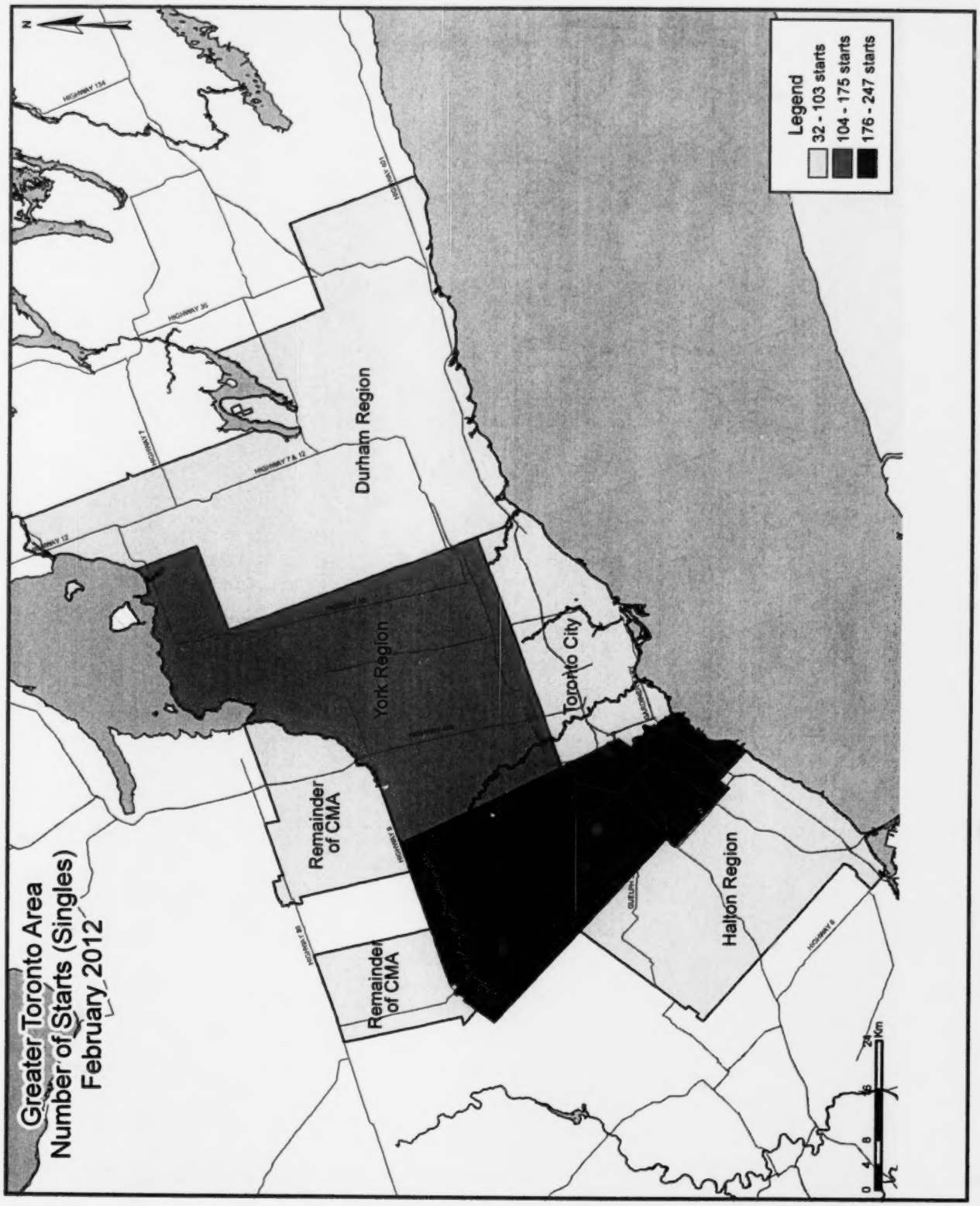
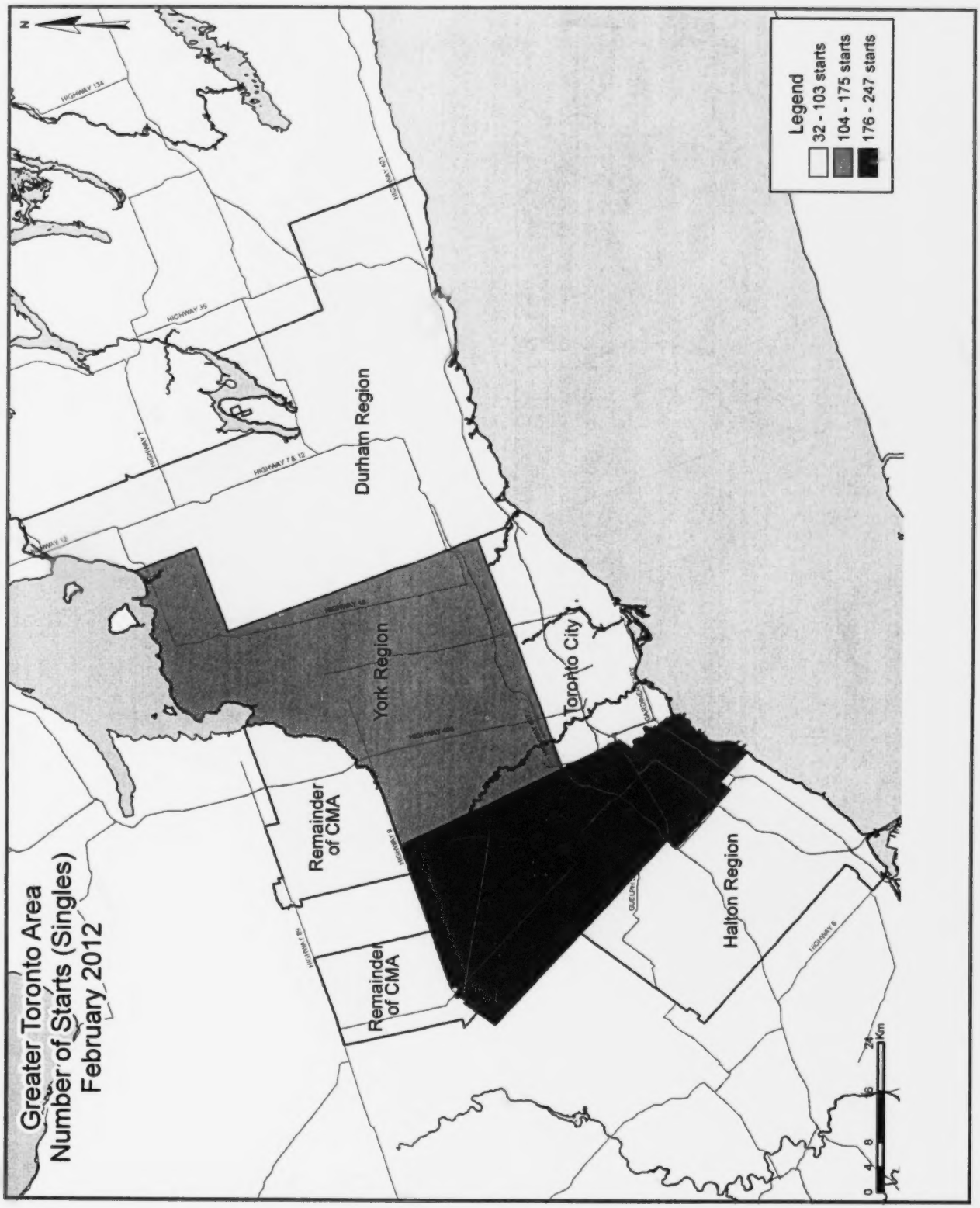
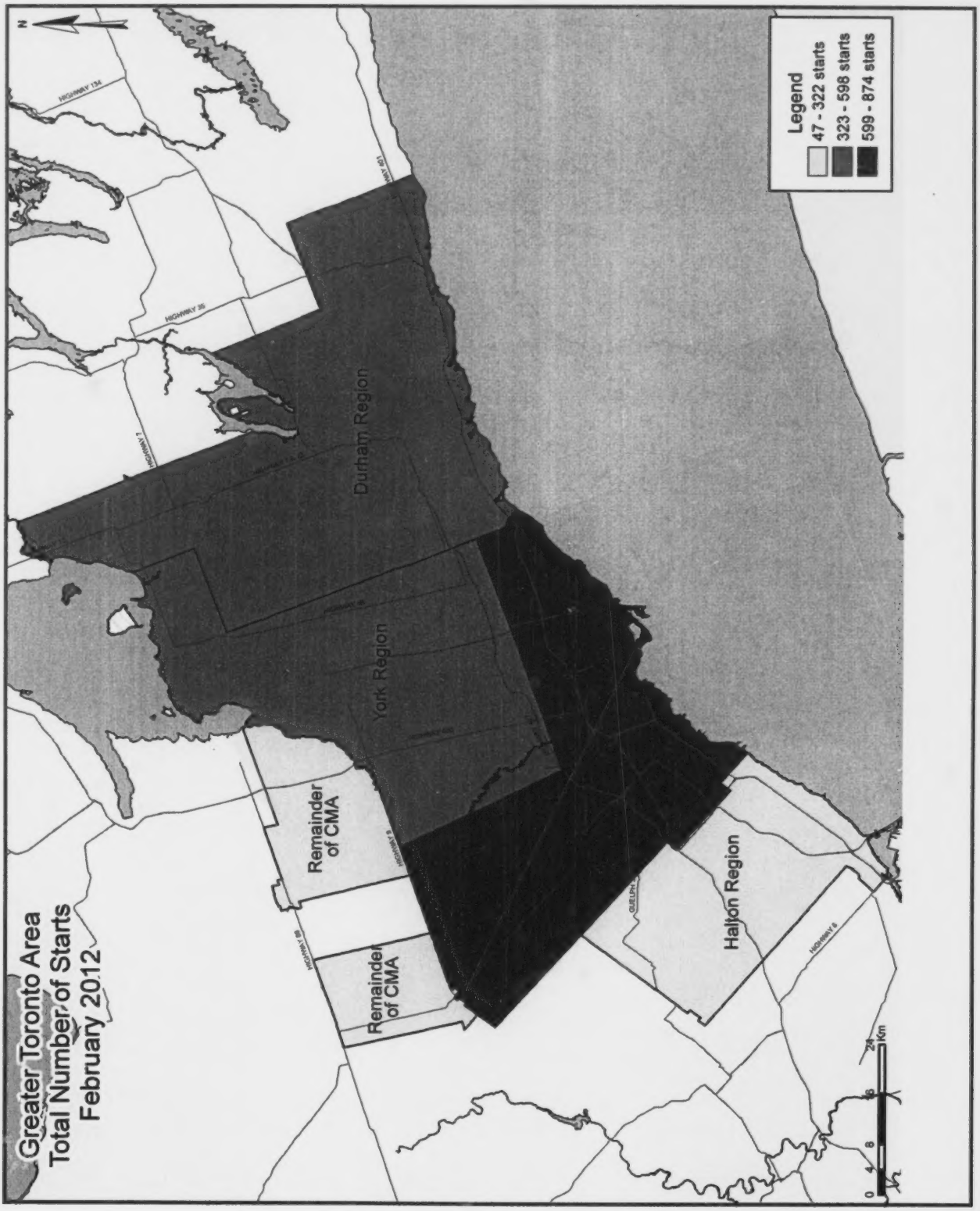
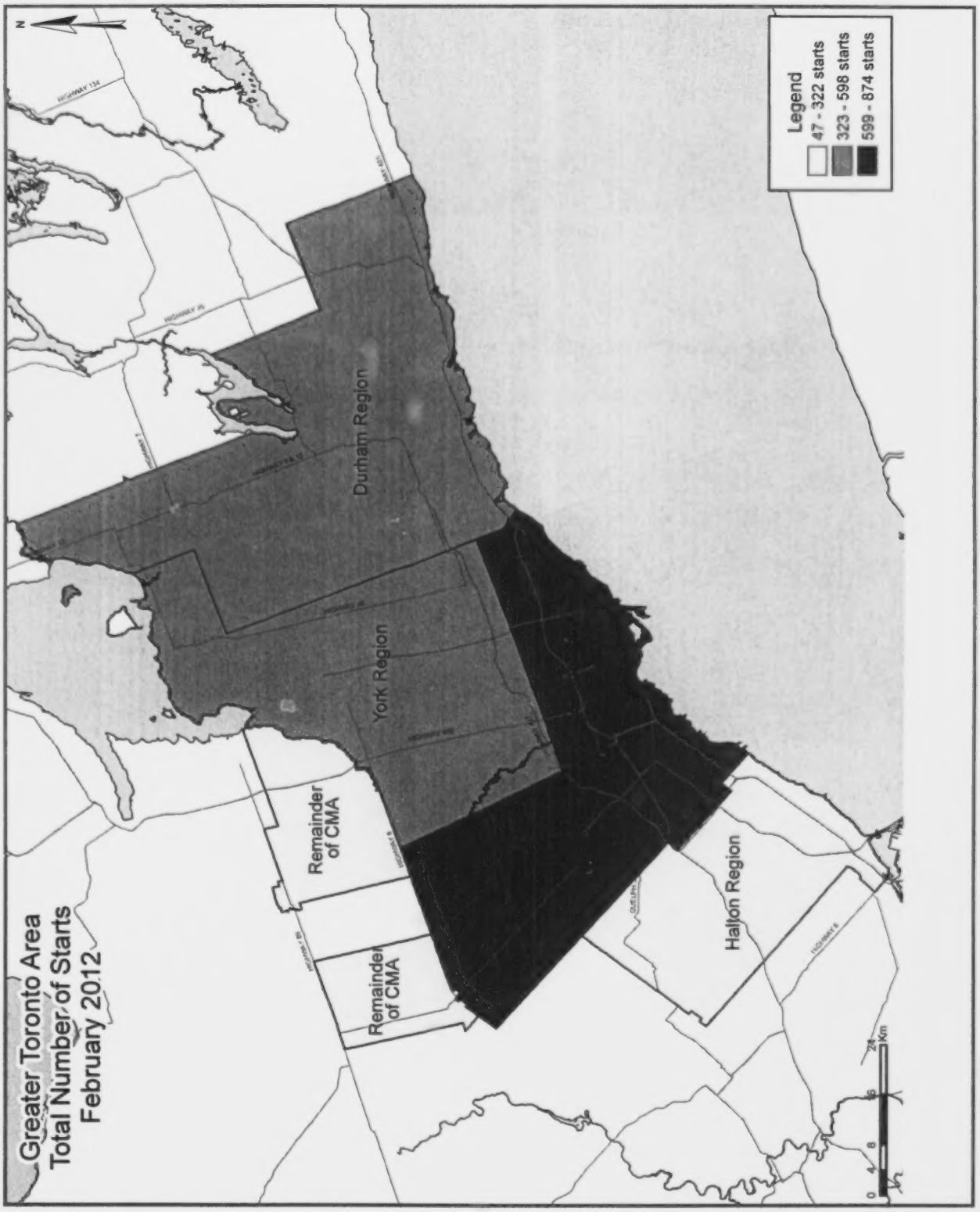

Greater Toronto Area
Number of Starts (Multiples)
February 2012
Legend
No starts
150 - 380 starts
381 - 611 starts
612 - 842 starts
N
Durham Region
York Region
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 401
HIGHWAY 404
HIGHWAY 427
HIGHWAY 6
HIGHWAY 8
HIGHWAY 12
HIGHWAY 35
HIGHWAY 134
0
4
8
16
24
Km

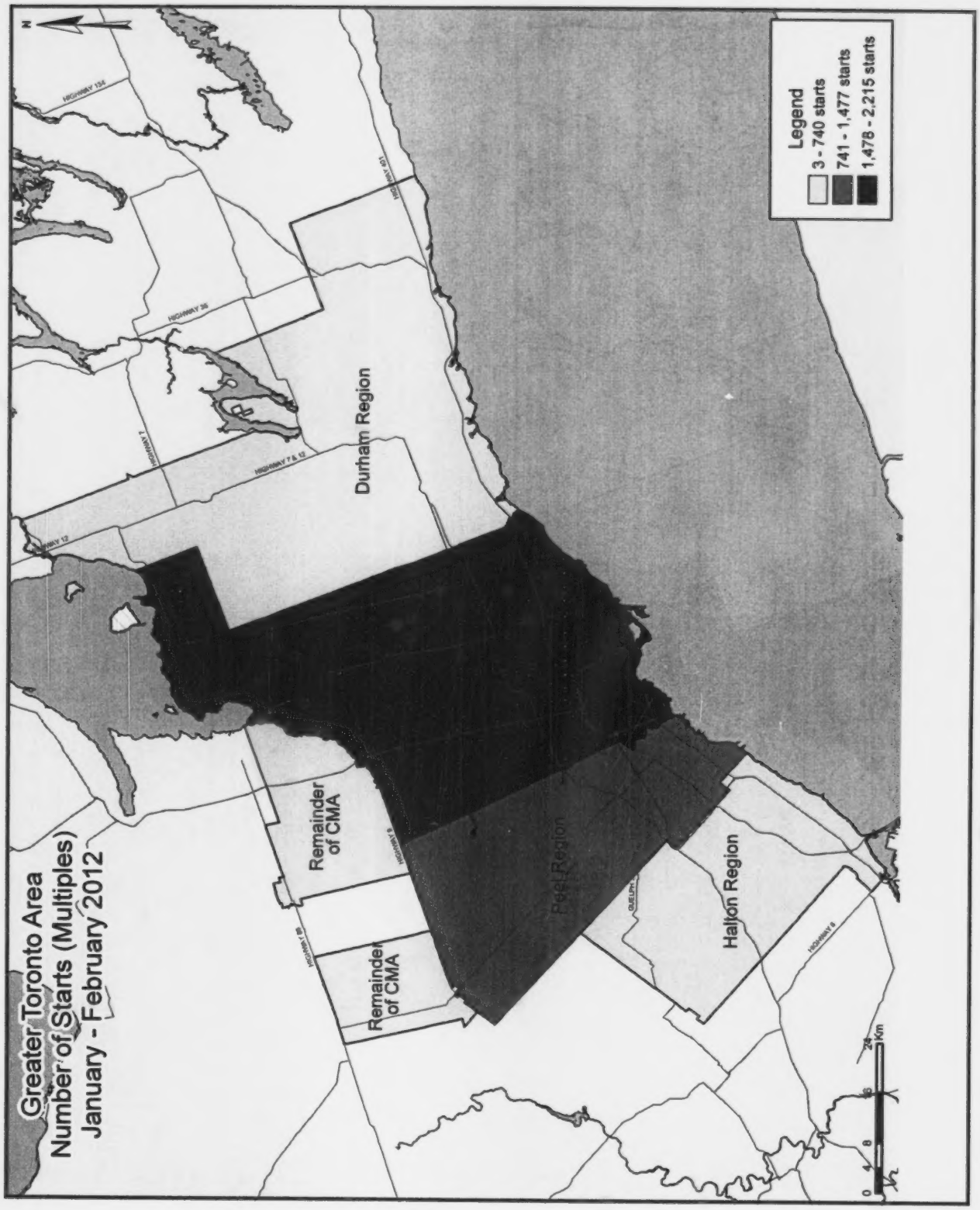
Greater Toronto Area
Number of Starts (Multiples)
February 2012
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
HIGHWAY 7
HIGHWAY 48
HIGHWAY 400
HIGHWAY 407
HIGHWAY 401
GUELPH
N
0 4 8 16 24 Km
Legend
No starts
150 - 380 starts
381 - 611 starts
612 - 842 starts

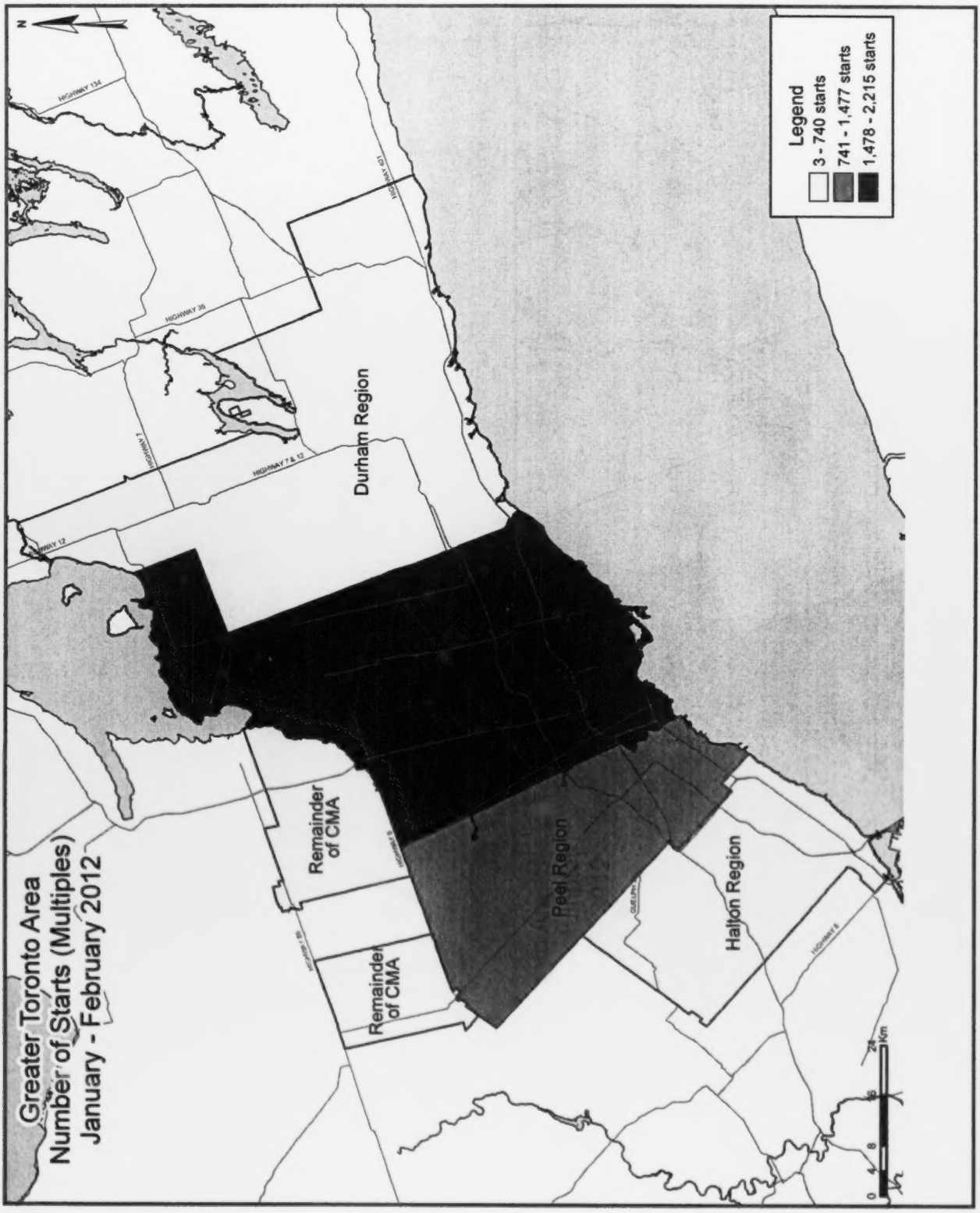

Greater Toronto Area
Number of Starts (Singles)
February 2012
Legend
32 - 103 starts
104 - 175 starts
176 - 247 starts
Durham Region
York Region
Toronto City
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km

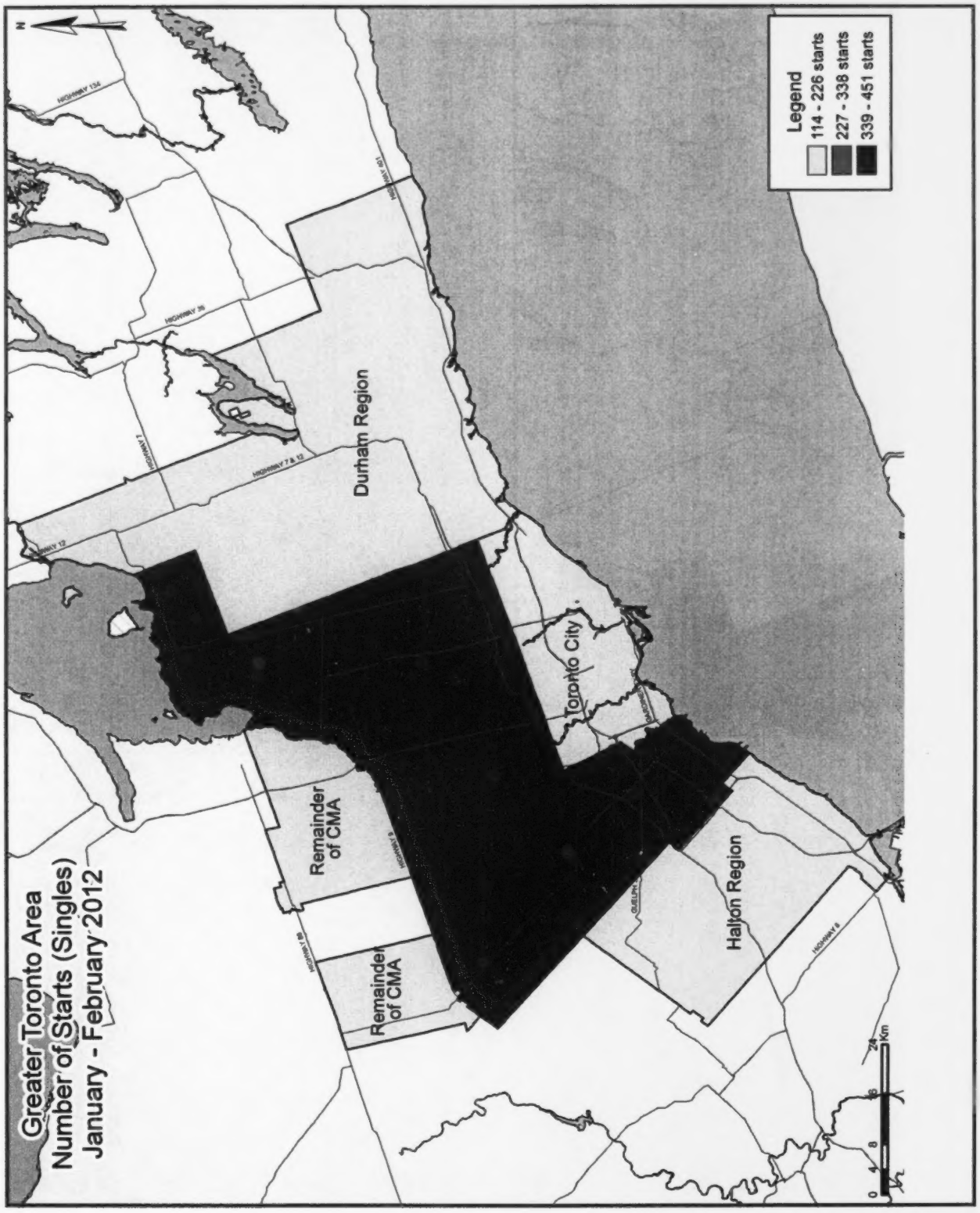

Greater Toronto Area
Number of Starts (Singles)
February 2012
Legend
32 - 103 starts
104 - 175 starts
176 - 247 starts
Durham Region
York Region
Toronto City
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 7 & 12
HIGHWAY 35
HIGHWAY 48
HIGHWAY 400
HIGHWAY 6
0 4 8 16 24 Km

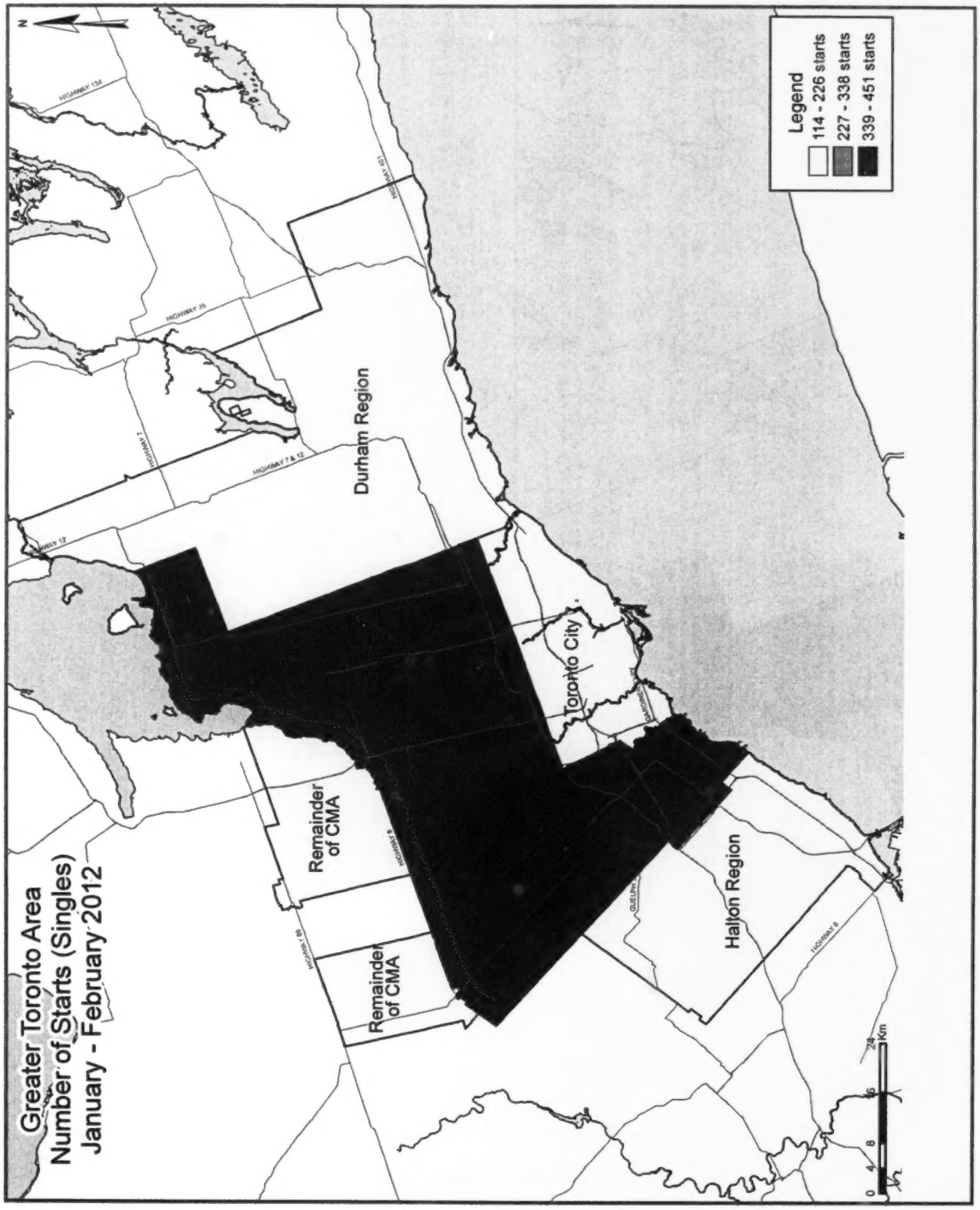

Greater Toronto Area
Total Number of Starts
February 2012
Legend
47 - 322 starts
323 - 598 starts
599 - 874 starts
Durham Region
York Region
Remainder of CMA
Remainder of CMA
Halton Region
N
HIGHWAY 12A
HIGHWAY 35
HIGHWAY 7
HIGHWAY 48
HIGHWAY 8
QUEEN E
HIGHWAY 6
0
4
8
16
24
Km

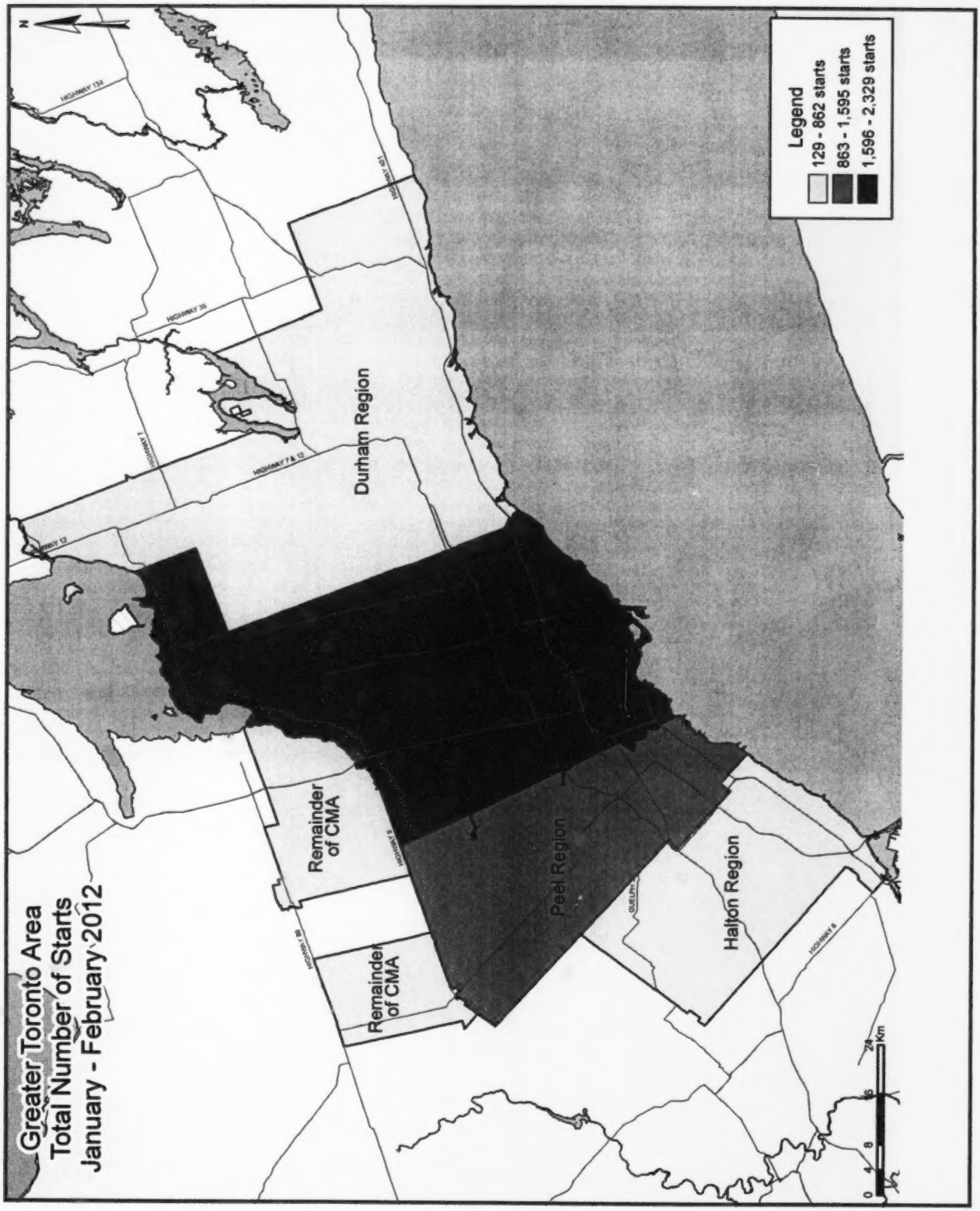

Greater Toronto Area
Total Number of Starts
February 2012
Legend
47 - 322 starts
323 - 598 starts
599 - 874 starts
Durham Region
York Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Multiples)
January - February 2012
Legend
3 - 740 starts
741 - 1,477 starts
1,478 - 2,215 starts
Durham Region
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 7
HIGHWAY 12
HIGHWAY 35
HIGHWAY 7 & 12
HIGHWAY 401
HIGHWAY 8
HIGHWAY 6
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Multiples)
January - February 2012
Legend
3 - 740 starts
741 - 1,477 starts
1,478 - 2,215 starts
Durham Region
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 7 & 12
HIGHWAY 35
HIGHWAY 401
HIGHWAY 134
N
0
8
16
24
Km


Greater Toronto Area
Number of Starts (Singles)
January - February 2012
Legend
114 - 226 starts
227 - 338 starts
339 - 451 starts
Durham Region
Toronto City
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 7 & 12
HIGHWAY 35
HIGHWAY 134
HIGHWAY 12
HIGHWAY 8
HIGHWAY 6
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Singles)
January - February 2012
Legend
114 - 226 starts
227 - 338 starts
339 - 451 starts
Durham Region
Toronto City
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 12
HIGHWAY 7 & 12
HIGHWAY 35
HIGHWAY 7
HIGHWAY 8
HIGHWAY 401
HIGHWAY 8
0 4 8 16 24 Km


Greater Toronto Area
Total Number of Starts
January - February 2012
Legend
129 - 862 starts
863 - 1,595 starts
1,596 - 2,329 starts
Durham Region
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 35
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 8
HIGHWAY 7
HIGHWAY 134
HIGHWAY 401
HIGHWAY 407
GUELPH
0
4
8
16
24
Km

Greater Toronto Area
Total Number of Starts
January - February 2012
N
Remainder of CMA
Remainder of CMA
Durham Region
Peel Region
Halton Region
HIGHWAY 7
HIGHWAY 401
GUELPH
0 4 8 16 24 Km
Legend
129 - 862 starts
863 - 1,595 starts
1,596 - 2,329 starts

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
February 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2012	561	330	259	0	41	999	14	95	2,299
February 2011	601	194	798	6	129	940	4	237	2,909
% Change	-6.7	70.1	-67.5	-100.0	-68.2	6.3	**	-59.9	-21.0
Year-to-date 2012	1,279	424	759	0	117	3,276	22	233	6,110
Year-to-date 2011	1,387	348	912	8	129	1,911	4	237	4,936
% Change	-7.8	21.8	-16.8	-100.0	-9.3	71.4	**	-1.7	23.8
UNDER CONSTRUCTION									
February 2012	8,286	1,730	3,387	22	1,097	35,925	34	2,818	53,299
February 2011	6,805	1,420	3,491	43	1,112	30,314	32	2,519	45,765
% Change	21.8	21.8	-3.0	-48.8	-1.3	18.5	6.3	11.9	16.5
COMPLETIONS									
February 2012	784	148	174	2	44	496	0	223	1,871
February 2011	594	84	299	3	19	1,541	12	385	2,937
% Change	32.0	76.2	-41.8	-33.3	131.6	-67.8	-100.0	-42.1	-36.3
Year-to-date 2012	1,824	398	612	2	78	1,602	4	988	5,508
Year-to-date 2011	1,280	152	456	7	196	3,156	12	410	5,669
% Change	42.5	161.8	34.2	-71.4	-60.2	-49.2	-66.7	141.0	-2.8
COMPLETED & NOT ABSORBED									
February 2012	89	11	54	0	19	937	13	426	1,549
February 2011	162	12	38	0	21	733	13	710	1,689
% Change	-45.1	-8.3	42.1	n/a	-9.5	27.8	0.0	-40.0	-8.3
ABSORBED									
February 2012	799	146	188	2	46	521	0	157	1,859
February 2011	596	92	300	3	19	1 598	12	191	2,811
% Change	34.1	58.7	-37.3	-33.3	147.1	-67.4	-100.0	-17.8	-33.9
Year-to-date 2012	1,826	412	619	2	69	1,513	4	547	4,992
Year-to-date 2011	1,296	163	462	6	193	2,824	12	243	5,199
% Change	40.9	152.8	34.0	-66.7	-64.2	-46.4	-66.7	125.1	-4.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
February 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2012	45	0	0	0	0	112	0	139	296
February 2011	58	32	0	0	0	0	0	0	90
% Change	-22.4	-100.0	n/a	n/a	n/a	n/a	n/a	n/a	*
Year-to-date 2012	123	0	24	0	0	112	0	139	398
Year-to-date 2011	108	32	0	0	0	0	0	0	140
% Change	13.9	-100.0	n/a	n/a	n/a	n/a	n/a	n/a	184.3
UNDER CONSTRUCTION									
February 2012	730	0	170	0	95	148	25	187	1,355
February 2011	812	46	155	0	129	12	0	54	1,208
% Change	-10.1	-100.0	9.7	n/a	-26.4	***	n/a	***	12.1
COMPLETIONS									
February 2012	84	0	16	0	0	0	14	0	114
February 2011	55	2	10	0	13	0	0	0	80
% Change	52.7	-100.0	60.0	n/a	-100.0	n/a	n/a	n/a	42.5
Year-to-date 2012	181	0	57	0	13	0	21	2	274
Year-to-date 2011	119	2	20	0	13	0	0	0	154
% Change	52.1	-100.0	185.0	n/a	0.0	n/a	n/a	n/a	77.9
COMPLETED & NOT ABSORBED									
February 2012	8	0	1	0	2	10	2	5	28
February 2011	9	0	2	0	2	14	0	0	27
% Change	-11.1	n/a	-50.0	n/a	0.0	-28.6	n/a	n/a	3.7
ABSORBED									
February 2012	87	0	16	0	0	0	14	0	117
February 2011	59	2	10	0	13	0	0	0	84
% Change	47.5	-100.0	60.0	n/a	-100.0	n/a	n/a	n/a	39.3
Year-to-date 2012	188	0	57	0	14	0	19	2	280
Year-to-date 2011	124	2	20	0	14	1	0	0	161
% Change	51.6	-100.0	185.0	n/a	0.0	-100.0	n/a	n/a	73.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
February 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2012	573	330	271	0	41	1,249	14	234	2,712
February 2011	646	230	798	2	129	940	4	237	2,986
% Change	-11.3	43.5	-66.0	-100.0	-68.2	32.9	**	-1.3	-9.2
Year-to-date 2012	1,312	424	820	0	117	3,526	22	372	6,593
Year-to-date 2011	1,457	380	912	4	129	1,911	4	237	5,034
% Change	-10.0	11.6	-10.1	-100.0	-9.3	84.5	**	57.0	31.0
UNDER CONSTRUCTION									
February 2012	8,725	1,708	3,610	13	1,209	36,365	59	3,155	54,844
February 2011	7,504	1,464	3,668	27	1,265	30,862	32	2,573	47,424
% Change	16.3	16.7	-1.6	-51.9	-4.4	17.8	84.4	22.6	15.6
COMPLETIONS									
February 2012	847	138	190	1	44	496	14	223	1,953
February 2011	641	92	291	0	32	1,541	12	385	2,994
% Change	32.1	50.0	-34.7	n/a	37.5	-67.8	16.7	-42.1	-34.8
Year-to-date 2012	1,968	376	669	1	99	1,602	25	990	5,730
Year-to-date 2011	1,376	162	465	0	209	3,156	12	410	5,790
% Change	43.0	132.1	43.9	n/a	-52.6	-49.2	108.3	141.5	-1.0
COMPLETED & NOT ABSORBED									
February 2012	104	11	55	0	24	972	15	448	1,629
February 2011	168	12	45	0	26	744	13	892	1,900
% Change	-38.1	-8.3	22.2	n/a	-7.7	30.6	15.4	-49.8	-14.3
ABSORBED									
February 2012	861	136	204	1	46	520	14	157	1,939
February 2011	645	100	297	0	32	1 598	12	191	2,875
% Change	33.5	36.0	-31.3	n/a	43.8	-67.5	16.7	-17.8	-32.6
Year-to-date 2012	1,971	390	676	1	91	1,522	23	549	5,223
Year-to-date 2011	1,397	173	481	0	207	2,824	12	243	5,337
% Change	41.1	125.4	40.5	n/a	-56.0	-46.1	91.7	125.9	-2.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
February 2012	32	80	82	0	20	551	14	95	874
February 2011	43	4	439	0	16	348	0	237	1,087
York Region									
February 2012	164	48	136	0	0	127	0	0	475
February 2011	206	104	43	0	43	88	4	0	488
Peel Region									
February 2012	247	190	41	0	0	321	0	0	799
February 2011	182	86	33	2	70	448	0	0	821
Halton Region									
February 2012	62	0	12	0	0	138	0	0	212
February 2011	95	4	48	0	0	56	0	0	203
Durham Region									
February 2012	68	12	0	0	21	112	0	139	352
February 2011	120	32	235	0	0	0	0	0	387
Toronto CMA									
February 2012	561	330	259	0	41	999	14	95	2,299
February 2011	601	194	798	6	129	940	4	237	2,909
Oshawa CMA									
February 2012	45	0	0	0	0	112	0	139	296
February 2011	58	32	0	0	0	0	0	0	90
Greater Toronto Area									
February 2012	573	330	271	0	41	1,249	14	234	2,712
February 2011	646	230	798	2	129	940	4	237	2,986

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
February 2012	1,128	184	976	0	135	28,144	14	2,533	33,114
February 2011	996	124	1,495	0	104	24,902	20	2,413	30,083
York Region									
February 2012	2,496	278	879	3	314	3,993	12	85	8,060
February 2011	2,490	494	496	0	218	1,848	4	0	5,550
Peel Region									
February 2012	2,512	1,060	873	10	394	2,806	8	200	7,863
February 2011	2,279	624	540	27	581	2,845	8	26	6,930
Halton Region									
February 2012	1,377	110	491	0	198	1,039	0	150	3,365
February 2011	719	148	592	0	233	1,255	0	80	3,027
Durham Region									
February 2012	1,212	76	391	0	168	383	25	187	2,442
February 2011	1,020	74	545	0	129	12	0	54	1,834
Toronto CMA									
February 2012	8,286	1,730	3,387	22	1,097	35,925	34	2,818	53,299
February 2011	6,805	1,420	3,491	43	1,112	30,314	32	2,519	45,765
Oshawa CMA									
February 2012	730	0	170	0	95	148	25	187	1,355
February 2011	812	46	155	0	129	12	0	54	1,208
Greater Toronto Area									
February 2012	8,725	1,708	3,610	13	1,209	36,365	59	3,155	54,844
February 2011	7,504	1,464	3,668	27	1,265	30,862	32	2,573	47,424

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
February 2012	61	0	69	0	16	448	0	218	812
February 2011	50	8	42	0	0	901	0	332	1,333
York Region									
February 2012	341	42	68	1	0	0	0	5	457
February 2011	255	14	92	0	5	153	12	0	531
Peel Region									
February 2012	223	68	0	0	13	0	0	0	304
February 2011	143	20	23	0	14	487	0	0	687
Halton Region									
February 2012	98	20	37	0	15	48	0	0	218
February 2011	83	28	32	0	0	0	0	53	196
Durham Region									
February 2012	124	8	16	0	0	0	14	0	162
February 2011	110	22	102	0	13	0	0	0	247
Toronto CMA									
February 2012	784	148	174	2	44	496	0	223	1,871
February 2011	594	84	299	3	19	1,541	12	385	2,937
Oshawa CMA									
February 2012	84	0	16	0	0	0	14	0	114
February 2011	55	2	10	0	13	0	0	0	80
Greater Toronto Area									
February 2012	847	138	190	1	44	496	14	223	1,953
February 2011	641	92	291	0	32	1,541	12	385	2,994

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
February 2012	42	3	35	0	8	752	11	229	1,080
February 2011	48	7	22	0	12	621	11	513	1,234
York Region									
February 2012	12	4	11	0	9	111	2	0	149
February 2011	14	2	9	0	2	38	2	0	67
Peel Region									
February 2012	25	4	0	0	2	74	0	197	302
February 2011	72	3	3	0	6	60	0	197	341
Halton Region									
February 2012	13	0	2	0	3	25	0	17	60
February 2011	14	0	7	0	3	11	0	182	217
Durham Region									
February 2012	12	0	7	0	2	10	2	5	38
February 2011	20	0	4	0	3	14	0	0	41
Toronto CMA									
February 2012	89	11	54	0	19	937	13	426	1,549
February 2011	162	12	38	0	21	733	13	710	1,689
Oshawa CMA									
February 2012	8	0	1	0	2	10	2	5	28
February 2011	9	0	2	0	2	14	0	0	27
Greater Toronto Area									
February 2012	104	11	55	0	24	972	15	448	1,629
February 2011	168	12	45	0	26	744	13	892	1,900

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
February 2012	68	2	81	0	16	472	0	152	791
February 2011	52	6	44	0	0	960	0	191	1,253
York Region									
February 2012	344	38	70	1	2	0	0	5	460
February 2011	252	23	91	0	5	154	12	0	537
Peel Region									
February 2012	224	68	0	0	13	0	0	0	305
February 2011	149	21	23	0	14	484	0	0	691
Halton Region									
February 2012	97	20	37	0	15	48	0	0	217
February 2011	85	28	37	0	0	0	0	0	150
Durham Region									
February 2012	128	8	16	0	0	0	14	0	166
February 2011	107	22	102	0	13	0	0	0	244
Toronto CMA									
February 2012	799	146	188	2	46	521	0	157	1,859
February 2011	596	92	300	3	19	1,598	12	191	2,811
Oshawa CMA									
February 2012	87	0	16	0	0	0	14	0	117
February 2011	59	2	10	0	13	0	0	0	84
Greater Toronto Area									
February 2012	861	136	204	1	46	520	14	157	1,939
February 2011	645	100	297	0	32	1,598	12	191	2,875

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258
% Change	-15.3	-7.5	-0.2	-12.5	23.9	13.5	120.8	27.9	-2.1
2004	21,413	3,656	5,068	40	1,608	13,041	77	1,323	46,226
% Change	-5.4	-27.1	-3.6	**	14.0	-3.3	-50.6	-29.1	-7.7
2003	22,627	5,014	5,259	1	1,411	13,482	156	1,865	50,062
% Change	-9.6	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.2
2002	25,035	5,342	4,911	27	1,970	9,168	326	1,204	48,032

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	% Change
Toronto City	32	43	80	4	116	48	646	992	874	1,087	-19.6
Toronto	5	3	6	4	10	0	555	707	576	714	-19.3
East York	1	1	0	0	0	0	0	0	1	1	0.0
Etobicoke	5	3	62	0	0	0	0	0	67	3	**
North York	11	32	10	0	68	29	91	237	180	298	-39.6
Scarborough	6	4	0	0	38	19	0	48	44	71	-38.0
York	4	0	2	0	0	0	0	0	6	0	n/a
York Region	164	206	48	104	136	90	122	68	470	468	0.4
Aurora	9	1	0	0	0	0	0	0	9	1	**
East Gwillimbury	28	2	0	0	0	0	0	0	28	2	**
Georgina Township	10	10	0	0	0	0	0	0	10	10	0.0
King Township	29	11	0	0	28	0	127	0	184	11	**
Markham	23	23	46	0	96	0	0	0	165	23	**
Newmarket	19	11	0	0	0	0	0	0	19	11	72.7
Richmond Hill	21	44	2	0	12	48	0	0	35	92	-62.0
Vaughan	20	28	0	86	0	20	0	88	20	222	-91.0
Whitchurch-Stouffville	5	76	0	18	0	22	0	0	5	116	-95.7
Peel Region	247	184	190	86	41	103	321	448	799	821	-2.7
Brampton	200	169	186	80	41	4	0	0	427	253	68.8
Caledon	36	8	0	0	0	0	0	0	36	8	**
Mississauga	11	7	4	6	0	99	321	448	336	560	-40.0
Halton Region	62	95	0	4	12	48	138	56	212	203	4.4
Burlington	13	9	0	4	12	0	138	0	163	13	**
Halton Hills	6	4	0	0	0	0	0	0	6	4	50.0
Milton	42	74	0	0	0	44	0	56	42	174	-75.9
Oakville	1	8	0	0	0	4	0	0	1	12	-91.7
Durham Region	60	120	12	32	21	0	251	235	352	387	-9.0
Ajax	17	37	12	0	21	0	0	0	50	37	35.1
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	16	20	0	0	0	0	40	0	56	20	180.0
Oshawa	6	20	0	32	0	0	0	0	6	52	-88.5
Pickering	5	19	0	0	0	0	0	235	5	254	-98.0
Scugog	1	2	0	0	0	0	0	0	1	2	-50.0
Uxbridge	0	4	0	0	0	0	0	0	0	4	-100.0
Whitby	23	18	0	0	0	0	211	0	234	18	**
Remainder of Toronto CMA	47	28	0	0	0	0	0	0	47	28	67.9
Bradford West Gwillimbury	13	13	0	0	0	0	0	0	13	13	0.0
Town of Mono	0	2	0	0	0	0	0	0	0	2	-100.0
New Tecumseth	34	7	0	0	0	0	0	0	34	7	**
Orangeville	0	6	0	0	0	0	0	0	0	6	-100.0
Toronto CMA	561	607	330	194	314	289	1,094	1,819	2,299	2,909	-21.0
Oshawa CMA	45	58	0	32	0	0	251	0	296	90	**
Greater Toronto Area (GTA)	573	648	330	230	326	289	1,487	1,819	2,716	2,986	-9.0

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Toronto City	114	73	80	10	216	48	1,917	1,717	2,327	1,848	26.0
Toronto	13	11	6	4	10	0	1,348	1,166	1,377	1,181	16.6
East York	6	1	0	0	0	0	0	0	6	1	**
Etobicoke	15	4	62	0	68	0	0	0	145	4	**
North York	27	42	10	2	100	29	569	237	706	310	127.7
Scarborough	48	15	2	4	38	19	0	314	88	352	-75.0
York	5	0	2	0	0	0	0	0	7	0	n/a
York Region	410	586	66	212	148	129	1,215	297	1,839	1,224	50.2
Aurora	19	15	0	0	0	0	0	0	19	15	26.7
East Gwillimbury	28	6	0	14	0	5	0	0	28	25	12.0
Georgina Township	22	22	0	0	0	0	0	0	22	22	0.0
King Township	51	18	0	0	28	0	127	0	206	18	**
Markham	62	121	64	8	231	7	1,108	0	1,465	136	**
Newmarket	78	11	0	0	60	0	0	0	138	11	**
Richmond Hill	73	102	2	4	12	54	0	0	87	160	-45.6
Vaughan	53	188	0	130	9	37	0	297	62	652	-90.5
Whitchurch-Stouffville	24	103	0	56	8	26	0	0	32	185	-82.7
Peel Region	451	401	256	120	193	153	320	497	1,220	1,171	4.2
Brampton	366	376	250	108	169	54	0	49	785	587	33.7
Caledon	67	12	2	6	23	0	0	0	92	18	**
Mississauga	18	13	4	6	0	99	321	448	343	566	-39.4
Halton Region	157	224	0	6	143	61	174	56	474	347	36.3
Burlington	35	23	0	4	40	0	138	0	213	27	**
Halton Hills	11	9	0	2	0	0	0	0	11	11	0.0
Milton	82	181	0	0	102	57	0	56	184	294	-37.4
Oakville	29	11	0	0	0	4	36	0	65	15	**
Durham Region	180	177	20	32	61	0	251	235	512	444	15.3
Ajax	46	41	20	0	37	0	0	0	103	41	151.2
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	72	47	0	0	6	0	40	0	118	47	151.1
Oshawa	22	38	0	32	0	0	0	0	22	70	-68.6
Pickering	10	22	0	0	0	0	0	235	10	257	-96.1
Scugog	1	2	0	0	0	0	0	0	1	2	-50.0
Uxbridge	0	4	0	0	0	0	0	0	0	4	-100.0
Whitby	29	23	0	0	18	0	211	0	258	23	**
Remainder of Toronto CMA	126	67	0	4	3	0	0	0	129	71	81.7
Bradford West Gwillimbury	62	51	0	0	0	0	0	0	62	51	21.6
Town of Mono	4	3	0	0	0	0	0	0	4	3	33.3
New Tecumseth	54	7	0	4	0	0	0	0	54	11	**
Orangeville	6	6	0	0	3	0	0	0	9	6	50.0
Toronto CMA	1,279	1,395	424	348	898	391	3,509	2,802	6,110	4,936	23.8
Oshawa CMA	123	108	0	32	24	0	251	0	398	140	184.3
Greater Toronto Area (GTA)	1,312	1,461	424	380	959	391	3,890	2,800	6,593	5,034	31.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011
Toronto City	102	48	14	0	551	755	95	237
Toronto	10	0	0	0	551	707	4	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	54	29	14	0	0	0	91	237
Scarborough	38	19	0	0	0	48	0	0
York	0	0	0	0	0	0	0	0
York Region	116	86	0	4	127	88	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	28	0	0	0	127	0	0	0
Markham	96	0	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	12	48	0	0	0	0	0	0
Vaughan	0	20	0	0	0	88	0	0
Whitchurch-Stouffville	0	18	0	4	0	0	0	0
Peel Region	41	103	0	0	321	448	0	0
Brampton	41	4	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	99	0	0	321	448	0	0
Halton Region	12	48	0	0	138	56	0	0
Burlington	12	0	0	0	138	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	44	0	0	0	56	0	0
Oakville	0	4	0	0	0	0	0	0
Durham Region	21	0	0	0	112	235	139	0
Ajax	21	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	40	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	235	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	0	0	0	72	0	139	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	300	285	14	4	999	1,582	95	237
Oshawa CMA	0	0	0	0	112	0	139	0
Greater Toronto Area (GTA)	312	285	14	4	1,249	1,582	234	237

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	202	48	14	0	1,684	1,480	233	237
Toronto	10	0	0	0	1,206	1,166	142	0
East York	0	0	0	0	0	0	0	0
Etobicoke	68	0	0	0	0	0	0	0
North York	86	29	14	0	478	0	91	237
Scarborough	38	19	0	0	0	314	0	0
York	0	0	0	0	0	0	0	0
York Region	144	125	8	4	1,235	297	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	5	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	28	0	0	0	127	0	0	0
Markham	231	7	0	0	1,108	0	0	0
Newmarket	60	0	0	0	0	0	0	0
Richmond Hill	12	54	0	0	0	0	0	0
Vaughan	9	37	0	0	0	297	0	0
Whitchurch-Stouffville	0	22	8	4	0	0	0	0
Peel Region	192	153	0	0	321	497	0	0
Brampton	169	54	0	0	0	49	0	0
Caledon	23	0	0	0	0	0	0	0
Mississauga	0	99	0	0	321	448	0	0
Halton Region	142	61	0	0	174	56	0	0
Burlington	40	0	0	0	138	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	102	57	0	0	0	56	0	0
Oakville	0	4	0	0	36	0	0	0
Durham Region	61	0	0	0	112	235	139	0
Ajax	37	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	6	0	0	0	40	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	235	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	18	0	0	0	72	0	139	0
Remainder of Toronto CMA	3	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	3	0	0	0	0	0	0	0
Toronto CMA	876	387	22	4	3,276	2,565	233	237
Oshawa CMA	24	0	0	0	112	0	139	0
Greater Toronto Area (GTA)	937	387	22	4	3,528	2,565	372	237

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
February 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011
Toronto City	194	486	571	364	109	237	874	1,087
Toronto	21	414	551	300	4	0	576	714
East York	1	1	0	0	0	0	1	1
Etobicoke	67	3	0	0	0	0	67	3
North York	55	61	20	0	105	237	180	298
Scarborough	44	7	0	64	0	0	44	71
York	6	0	0	0	0	0	6	0
York Region	348	353	127	131	0	4	475	488
Aurora	9	1	0	0	0	0	9	1
East Gwillimbury	28	2	0	0	0	0	28	2
Georgina Township	10	10	0	0	0	0	10	10
King Township	57	11	127	0	0	0	184	11
Markham	165	23	0	0	0	0	165	23
Newmarket	19	11	0	0	0	0	19	11
Richmond Hill	35	49	0	43	0	0	35	92
Vaughan	20	134	0	88	0	0	20	222
Whitchurch-Stouffville	5	112	0	0	0	4	5	116
Peel Region	478	301	321	520	0	0	799	821
Brampton	427	249	0	4	0	0	427	253
Caledon	36	8	0	0	0	0	36	8
Mississauga	15	44	321	516	0	0	336	560
Halton Region	74	147	138	56	0	0	212	203
Burlington	25	13	138	0	0	0	163	13
Halton Hills	6	4	0	0	0	0	6	4
Milton	42	118	0	56	0	0	42	174
Oakville	1	12	0	0	0	0	1	12
Durham Region	80	387	133	0	139	0	352	387
Ajax	29	37	21	0	0	0	50	37
Brock	0	0	0	0	0	0	0	0
Clarington	16	20	40	0	0	0	56	20
Oshawa	6	52	0	0	0	0	6	52
Pickering	5	254	0	0	0	0	5	254
Scugog	1	2	0	0	0	0	1	2
Uxbridge	0	4	0	0	0	0	0	4
Whitby	23	18	72	0	139	0	234	18
Remainder of Toronto CMA	47	24	0	4	0	0	47	28
Bradford West Gwillimbury	13	13	0	0	0	0	13	13
Town of Mono	0	1	0	1	0	0	0	2
New Tecumseth	34	4	0	3	0	0	34	7
Orangeville	0	6	0	0	0	0	0	6
Toronto CMA	1,150	1,593	1,040	1,075	109	241	2,299	2,909
Oshawa CMA	45	90	112	0	139	0	296	90
Greater Toronto Area (GTA)	1,174	1,674	1,290	1,071	248	241	2,712	2,986

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - February 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	310	534	1,772	1,977	247	237	2,329	1,848
Toronto	29	422	1,206	759	142	0	1,377	1,181
East York	6	1	0	0	0	0	6	1
Etobicoke	77	4	68	0	0	0	145	4
North York	103	73	498	0	105	237	706	310
Scarborough	88	34	0	318	0	0	88	352
York	7	0	0	0	0	0	7	0
York Region	816	880	1,235	340	8	4	2,059	1,224
Aurora	19	15	0	0	0	0	19	15
East Gwillimbury	28	25	0	0	0	0	28	25
Georgina Township	22	22	0	0	0	0	22	22
King Township	79	18	127	0	0	0	206	18
Markham	357	136	1,108	0	0	0	1,465	136
Newmarket	138	11	0	0	0	0	138	11
Richmond Hill	87	117	0	43	0	0	87	160
Vaughan	62	355	0	297	0	0	62	652
Whitchurch-Stouffville	24	181	0	0	8	4	32	185
Peel Region	899	600	321	571	0	0	1,220	1,171
Brampton	785	534	0	53	0	0	785	587
Caledon	92	18	0	0	0	0	92	18
Mississauga	22	48	321	518	0	0	343	566
Halton Region	299	291	174	56	0	0	473	347
Burlington	75	27	138	0	0	0	213	27
Halton Hills	11	11	0	0	0	0	11	11
Milton	184	238	0	56	0	0	184	294
Oakville	29	15	36	0	0	0	65	15
Durham Region	232	444	141	0	139	0	512	444
Ajax	74	41	29	0	0	0	103	41
Brock	0	0	0	0	0	0	0	0
Clarington	78	47	40	0	0	0	118	47
Oshawa	22	70	0	0	0	0	22	70
Pickering	10	257	0	0	0	0	10	257
Scugog	1	2	0	0	0	0	1	2
Uxbridge	0	4	0	0	0	0	0	4
Whitby	47	23	72	0	139	0	258	23
Remainder of Toronto CMA	129	67	0	4	0	0	129	71
Bradford West Gwillimbury	62	51	0	0	0	0	62	51
Town of Mono	4	2	0	1	0	0	4	3
New Tecumseth	54	8	0	3	0	0	54	11
Orangeville	9	6	0	0	0	0	9	6
Toronto CMA	2,482	2,647	3,393	2,048	255	241	6,110	4,936
Oshawa CMA	147	140	112	0	139	0	398	140
Greater Toronto Area (GTA)	2,556	2,749	3,643	2,044	394	241	6,593	5,034

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	% Change
Toronto City	61	50	0	8	85	42	666	1,233	812	1,333	-39.1
Toronto	12	13	0	6	9	10	436	861	457	890	-48.7
East York	4	1	0	0	0	0	0	0	4	1	**
Etobicoke	8	9	0	2	5	0	218	40	231	51	**
North York	34	14	0	0	36	0	0	332	70	346	-79.8
Scarborough	2	13	0	0	35	32	12	0	49	45	8.9
York	1	0	0	0	0	0	0	0	1	0	n/a
York Region	342	255	42	14	68	109	5	153	457	531	-13.9
Aurora	4	20	0	0	0	0	0	153	4	173	-97.7
East Gwillimbury	1	5	0	0	4	0	0	0	5	5	0.0
Georgina Township	7	4	0	0	0	0	0	0	7	4	75.0
King Township	2	25	0	0	0	7	0	0	2	32	-93.8
Markham	156	40	40	12	47	12	1	0	244	64	**
Newmarket	7	8	0	0	0	0	4	0	11	8	37.5
Richmond Hill	33	24	2	0	0	34	0	0	35	58	-39.7
Vaughan	78	121	0	0	17	23	0	0	95	144	-34.0
Whitchurch-Stouffville	54	8	0	2	0	33	0	0	54	43	25.6
Peel Region	223	143	68	20	13	37	0	487	304	687	-55.7
Brampton	177	98	16	18	0	23	0	0	193	139	38.8
Caledon	9	9	0	0	0	6	0	0	9	15	-40.0
Mississauga	37	36	52	2	13	8	0	487	102	533	-80.9
Halton Region	98	83	20	20	52	32	48	53	218	196	11.2
Burlington	32	23	0	6	0	0	0	0	32	29	10.3
Halton Hills	5	4	0	0	0	8	0	53	5	65	-92.3
Milton	35	44	20	22	27	13	48	0	130	79	64.6
Oakville	26	12	0	0	25	11	0	0	51	23	121.7
Durham Region	124	110	8	22	30	115	0	0	162	247	-34.4
Ajax	21	50	8	20	0	92	0	0	29	162	-82.1
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	33	23	0	0	0	13	0	0	33	36	-8.3
Oshawa	16	23	0	2	14	0	0	0	30	25	20.0
Pickering	12	3	0	0	0	0	0	0	12	3	**
Scugog	1	1	0	0	0	0	0	0	1	1	0.0
Uxbridge	6	1	0	0	0	0	0	0	6	1	**
Whitby	35	9	0	0	16	10	0	0	51	19	168.4
Remainder of Toronto CMA	55	35	10	0	0	18	0	0	65	53	22.6
Bradford West Gwillimbury	37	28	8	0	0	18	0	0	45	46	-2.2
Town of Mono	1	0	0	0	0	0	0	0	1	0	n/a
New Tecumseth	17	6	2	0	0	0	0	0	19	6	**
Orangeville	0	1	0	0	0	0	0	0	0	1	-100.0
Toronto CMA	786	597	148	84	218	330	719	1,926	1,871	2,937	-36.3
Oshawa CMA	84	55	0	2	30	23	0	0	114	80	42.5
Greater Toronto Area (GTA)	848	641	138	92	248	335	719	1,926	1,953	2,994	-34.8

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Toronto City	150	102	148	8	293	112	2,306	2,794	2,897	3,016	-3.9
Toronto	20	17	0	6	18	15	1,873	1,961	1,911	1,999	-4.4
East York	9	6	0	0	0	0	0	0	9	6	50.0
Etobicoke	18	18	2	2	5	0	218	40	243	60	**
North York	97	29	144	0	226	16	203	793	670	838	-20.0
Scarborough	3	31	2	0	44	81	12	0	61	112	-45.5
York	3	1	0	0	0	0	0	0	3	1	200.0
York Region	815	551	80	32	242	221	7	208	1,144	1,012	13.0
Aurora	8	30	0	0	0	0	0	153	8	183	-95.6
East Gwillimbury	8	21	4	0	4	4	0	0	16	25	-36.0
Georgina Township	26	15	0	0	0	11	0	0	26	26	0.0
King Township	8	25	0	0	0	7	0	0	8	32	-75.0
Markham	406	63	64	28	135	12	3	0	608	103	**
Newmarket	26	26	4	0	0	0	4	0	34	26	30.8
Richmond Hill	72	115	2	0	25	70	0	25	99	210	-52.9
Vaughan	160	233	6	2	33	84	0	30	199	349	-43.0
Whitchurch-Stouffville	101	23	0	2	45	33	0	0	146	58	151.7
Peel Region	493	328	98	52	19	170	0	511	610	1,061	-42.5
Brampton	414	257	24	24	0	140	0	24	438	445	-1.6
Caledon	34	29	0	8	6	6	0	0	40	43	-7.0
Mississauga	45	42	74	20	13	24	0	487	132	573	-77.0
Halton Region	170	190	22	38	100	52	288	53	588	333	76.6
Burlington	67	45	0	8	8	10	0	0	75	63	19.0
Halton Hills	12	11	0	0	0	8	0	53	12	72	-83.3
Milton	35	98	22	30	67	13	288	0	412	141	192.2
Oakville	64	36	0	0	25	21	0	0	89	57	56.1
Durham Region	333	205	28	32	128	131	2	0	491	368	33.4
Ajax	75	74	28	30	25	98	0	0	128	202	-36.6
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	63	46	0	0	18	13	0	0	81	59	37.3
Oshawa	39	57	0	2	28	0	2	0	69	59	16.9
Pickering	67	7	0	0	12	0	0	0	79	7	**
Scugog	1	3	0	0	0	0	0	0	1	3	-66.7
Uxbridge	9	2	0	0	0	0	0	0	9	2	**
Whitby	79	16	0	0	45	20	0	0	124	36	**
Remainder of Toronto CMA	106	78	22	0	0	21	0	0	128	99	29.3
Bradford West Gwillimbury	61	59	20	0	0	18	0	0	81	77	5.2
Town of Mono	1	4	0	0	0	0	0	0	1	4	-75.0
New Tecumseth	44	9	2	0	0	0	0	0	46	9	**
Orangeville	0	6	0	0	0	3	0	0	0	9	-100.0
Toronto CMA	1,826	1,287	398	152	683	664	2,601	3,566	5,508	5,669	-2.8
Oshawa CMA	181	119	0	2	91	33	2	0	274	154	77.9
Greater Toronto Area (GTA)	1,969	1,376	376	162	782	686	2,603	3,566	5,730	5,790	-1.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011
Toronto City	85	42	0	0	448	901	218	332
Toronto	9	10	0	0	436	861	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	5	0	0	0	0	40	218	0
North York	36	0	0	0	0	0	0	332
Scarborough	35	32	0	0	12	0	0	0
York	0	0	0	0	0	0	0	0
York Region	68	97	0	12	0	153	5	0
Aurora	0	0	0	0	0	153	0	0
East Gwillimbury	4	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	7	0	0	0	0	0	0
Markham	47	12	0	0	0	0	1	0
Newmarket	0	0	0	0	0	0	4	0
Richmond Hill	0	34	0	0	0	0	0	0
Vaughan	17	23	0	0	0	0	0	0
Whitchurch-Stouffville	0	21	0	12	0	0	0	0
Peel Region	13	37	0	0	0	487	0	0
Brampton	0	23	0	0	0	0	0	0
Caledon	0	6	0	0	0	0	0	0
Mississauga	13	8	0	0	0	487	0	0
Halton Region	52	32	0	0	48	0	0	53
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	8	0	0	0	0	0	53
Milton	27	13	0	0	48	0	0	0
Oakville	25	11	0	0	0	0	0	0
Durham Region	16	115	14	0	0	0	0	0
Ajax	0	92	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	13	0	0	0	0	0	0
Oshawa	0	0	14	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	16	10	0	0	0	0	0	0
Remainder of Toronto CMA	0	18	0	0	0	0	0	0
Bradford West Gwillimbury	0	18	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	218	318	0	12	496	1,541	223	385
Oshawa CMA	16	23	14	0	0	0	0	0
Greater Toronto Area (GTA)	234	323	14	12	496	1,541	223	385

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	293	112	0	0	1,405	2,462	301	332
Toronto	18	15	0	0	1,190	1,961	683	0
East York	0	0	0	0	0	0	0	0
Etobicoke	5	0	0	0	0	40	218	0
North York	226	16	0	0	203	461	0	332
Scarborough	44	81	0	0	12	0	0	0
York	0	0	0	0	0	0	0	0
York Region	238	209	4	12	0	183	7	25
Aurora	0	0	0	0	0	153	0	0
East Gwillimbury	4	4	0	0	0	0	0	0
Georgina Township	0	11	0	0	0	0	0	0
King Township	0	7	0	0	0	0	0	0
Markham	135	12	0	0	0	0	3	0
Newmarket	0	0	0	0	0	0	4	0
Richmond Hill	25	70	0	0	0	0	0	25
Vaughan	33	84	0	0	0	30	0	0
Whitchurch-Stouffville	41	21	4	12	0	0	0	0
Peel Region	19	170	0	0	0	511	0	0
Brampton	0	140	0	0	0	24	0	0
Caledon	6	6	0	0	0	0	0	0
Mississauga	13	24	0	0	0	487	0	0
Halton Region	100	52	0	0	208	0	80	53
Burlington	8	10	0	0	0	0	0	0
Halton Hills	0	8	0	0	0	0	0	53
Milton	67	13	0	0	208	0	80	0
Oakville	25	21	0	0	0	0	0	0
Durham Region	107	131	21	0	0	0	2	0
Ajax	25	98	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	18	13	0	0	0	0	0	0
Oshawa	7	0	21	0	0	0	2	0
Pickering	12	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	45	20	0	0	0	0	0	0
Remainder of Toronto CMA	0	21	0	0	0	0	0	0
Bradford West Gwillimbury	0	18	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	3	0	0	0	0	0	0
Toronto CMA	679	652	4	12	1,613	3,156	988	410
Oshawa CMA	70	33	21	0	0	0	2	0
Greater Toronto Area (GTA)	757	674	25	12	1,613	3,156	990	410

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
February 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011
Toronto City	130	100	454	901	218	332	812	1,333
Toronto	21	29	436	861	0	0	457	890
East York	4	1	0	0	0	0	4	1
Etobicoke	13	11	0	40	218	0	231	51
North York	70	14	0	0	0	332	70	346
Scarborough	21	45	28	0	0	0	49	45
York	1	0	0	0	0	0	1	0
York Region	451	361	1	158	5	12	457	531
Aurora	3	20	1	153	0	0	4	173
East Gwillimbury	5	5	0	0	0	0	5	5
Georgina Township	7	4	0	0	0	0	7	4
King Township	2	32	0	0	0	0	2	32
Markham	243	64	0	0	1	0	244	64
Newmarket	7	8	0	0	4	0	11	8
Richmond Hill	35	53	0	5	0	0	35	58
Vaughan	95	144	0	0	0	0	95	144
Whitchurch-Stouffville	54	31	0	0	0	12	54	43
Peel Region	291	186	13	501	0	0	304	687
Brampton	193	139	0	0	0	0	193	139
Caledon	9	9	0	6	0	0	9	15
Mississauga	89	38	13	495	0	0	102	533
Halton Region	155	143	63	0	0	53	218	196
Burlington	32	29	0	0	0	0	32	29
Halton Hills	5	12	0	0	0	53	5	65
Milton	82	79	48	0	0	0	130	79
Oakville	36	23	15	0	0	0	51	23
Durham Region	148	234	0	13	14	0	162	247
Ajax	29	162	0	0	0	0	29	162
Brock	0	0	0	0	0	0	0	0
Clarington	33	23	0	13	0	0	33	36
Oshawa	16	25	0	0	14	0	30	25
Pickering	12	3	0	0	0	0	12	3
Scugog	1	1	0	0	0	0	1	1
Uxbridge	6	1	0	0	0	0	6	1
Whitby	51	19	0	0	0	0	51	19
Remainder of Toronto CMA	64	50	1	1	0	0	65	53
Bradford West Gwillimbury	45	46	0	0	0	0	45	46
Town of Mono	0	0	1	0	0	0	1	0
New Tecumseth	19	3	0	3	0	0	19	6
Orangeville	0	1	0	0	0	0	0	1
Toronto CMA	1,106	977	542	1,563	223	397	1,871	2,937
Oshawa CMA	100	67	0	13	14	0	114	80
Greater Toronto Area (GTA)	1,175	1,024	541	1,571	237	397	1,953	2,994

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	293	112	0	0	1,405	2,462	791	332
Toronto	18	15	0	0	1,190	1,961	683	0
East York	0	0	0	0	0	0	0	0
Etobicoke	5	0	0	0	0	40	218	0
North York	226	16	0	0	203	461	0	332
Scarborough	44	81	0	0	12	0	0	0
York	0	0	0	0	0	0	0	0
York Region	238	209	4	12	0	181	7	25
Aurora	0	0	0	0	0	153	0	0
East Gwillimbury	4	4	0	0	0	0	0	0
Georgina Township	0	11	0	0	0	0	0	0
King Township	0	7	0	0	0	0	0	0
Markham	135	12	0	0	0	0	3	0
Newmarket	0	0	0	0	0	0	4	0
Richmond Hill	25	70	0	0	0	0	0	25
Vaughan	33	84	0	0	0	30	0	0
Whitchurch-Stouffville	41	21	4	12	0	0	0	0
Peel Region	19	170	0	0	0	511	0	0
Brampton	0	140	0	0	0	24	0	0
Caledon	6	6	0	0	0	0	0	0
Mississauga	13	24	0	0	0	487	0	0
Halton Region	100	52	0	0	208	0	80	53
Burlington	8	10	0	0	0	0	0	0
Halton Hills	0	8	0	0	0	0	0	53
Milton	67	13	0	0	208	0	80	0
Oakville	25	21	0	0	0	0	0	0
Durham Region	107	131	21	0	0	0	2	0
Ajax	25	98	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	18	13	0	0	0	0	0	0
Oshawa	7	0	21	0	0	0	2	0
Pickering	12	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	45	20	0	0	0	0	0	0
Remainder of Toronto CMA	0	21	0	0	0	0	0	0
Bradford West Gwillimbury	0	18	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	3	0	0	0	0	0	0
Toronto CMA	677	652	4	12	1,613	3,156	988	410
Oshawa CMA	70	33	21	0	0	0	2	0
Greater Toronto Area (GTA)	757	674	25	12	1,613	3,156	990	410

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market February 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011
Toronto City	130	100	464	901	218	332	812	1,331
Toronto	21	29	436	861	0	0	457	890
East York	4	1	0	0	0	0	4	1
Etobicoke	13	11	0	40	218	0	231	51
North York	70	14	0	0	0	332	70	346
Scarborough	21	45	28	0	0	0	49	45
York	1	0	0	0	0	0	1	0
York Region	451	361	1	158	5	12	457	531
Aurora	3	20	1	153	0	0	4	173
East Gwillimbury	5	5	0	0	0	0	5	5
Georgina Township	7	4	0	0	0	0	7	4
King Township	2	32	0	0	0	0	2	32
Markham	243	64	0	0	1	0	244	64
Newmarket	7	8	0	0	4	0	11	8
Richmond Hill	35	53	0	5	0	0	35	58
Vaughan	95	144	0	0	0	0	95	144
Whitchurch-Stouffville	54	31	0	0	0	12	54	43
Peel Region	291	186	13	501	0	0	304	687
Brampton	193	139	0	0	0	0	193	139
Caledon	9	9	0	6	0	0	9	15
Mississauga	89	38	13	495	0	0	102	533
Halton Region	155	143	63	0	0	53	218	196
Burlington	32	29	0	0	0	0	32	29
Halton Hills	5	12	0	0	0	53	5	65
Milton	82	79	48	0	0	0	130	79
Oakville	36	23	15	0	0	0	51	23
Durham Region	148	234	0	13	14	0	162	247
Ajax	29	162	0	0	0	0	29	162
Brock	0	0	0	0	0	0	0	0
Clarington	33	23	0	13	0	0	33	36
Oshawa	16	25	0	0	14	0	30	25
Pickering	12	3	0	0	0	0	12	3
Scugog	1	1	0	0	0	0	1	1
Uxbridge	6	1	0	0	0	0	6	1
Whitby	51	19	0	0	0	0	51	19
Remainder of Toronto CMA	64	50	1	3	0	0	65	53
Bradford West Gwillimbury	45	46	0	0	0	0	45	46
Town of Mono	0	0	1	0	0	0	1	0
New Tecumseth	19	3	0	3	0	0	19	6
Orangeville	0	1	0	0	0	0	0	1
Toronto CMA	1,106	977	542	1,563	223	397	1,871	2,937
Oshawa CMA	100	67	0	13	14	0	114	80
Greater Toronto Area (GTA)	1,175	1,024	541	1,573	237	397	1,953	2,994

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - February 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	565	157	1,431	2,527	901	332	2,897	3,016
Toronto	38	38	1,190	1,961	683	0	1,911	1,999
East York	9	6	0	0	0	0	9	6
Etobicoke	25	20	0	40	218	0	243	60
North York	466	29	204	477	0	332	670	838
Scarborough	24	63	37	49	0	0	61	112
York	3	1	0	0	0	0	3	1
York Region	1,119	729	14	246	11	37	1,144	1,012
Aurora	7	30	1	153	0	0	8	183
East Gwillimbury	16	25	0	0	0	0	16	25
Georgina Township	26	26	0	0	0	0	26	26
King Township	8	32	0	0	0	0	8	32
Markham	605	103	0	0	3	0	608	103
Newmarket	30	26	0	0	4	0	34	26
Richmond Hill	86	159	13	26	0	25	99	210
Vaughan	199	282	0	67	0	0	199	349
Whitchurch-Stouffville	142	46	0	0	4	12	146	58
Peel Region	597	402	13	579	0	0	610	1,061
Brampton	438	367	0	78	0	0	438	445
Caledon	40	37	0	6	0	0	40	43
Mississauga	119	78	13	495	0	0	132	573
Halton Region	277	280	231	0	80	53	588	333
Burlington	67	63	8	0	0	0	75	63
Halton Hills	12	19	0	0	0	53	12	72
Milton	124	141	208	0	80	0	412	141
Oakville	74	57	15	0	0	0	89	57
Durham Region	455	355	13	13	23	0	491	368
Ajax	128	202	0	0	0	0	128	202
Brock	0	0	0	0	0	0	0	0
Clarington	75	46	6	13	0	0	81	59
Oshawa	39	59	7	0	23	0	69	59
Pickering	79	7	0	0	0	0	79	7
Scugog	1	3	0	0	0	0	1	3
Uxbridge	9	2	0	0	0	0	9	2
Whitby	124	36	0	0	0	0	124	36
Remainder of Toronto CMA	127	92	1	7	0	0	128	99
Bradford West Gwillimbury	81	77	0	0	0	0	81	77
Town of Mono	0	3	1	1	0	0	1	4
New Tecumseth	46	3	0	6	0	0	46	9
Orangeville	0	9	0	0	0	0	0	9
Toronto CMA	2,834	1,888	1,682	3,359	992	422	5,508	5,669
Oshawa CMA	238	141	13	13	23	0	274	154
Greater Toronto Area (GTA)	3,013	2,003	1,702	3,365	1,015	422	5,730	5,790

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
February 2012	1	1.5	0	0.0	3	4.4	1	1.5	63	92.6	68	1,345,470	1,402,144
February 2011	9	17.3	3	5.8	2	3.8	2	3.8	36	69.2	52	1,357,500	1,405,826
Year-to-date 2012	4	2.5	23	14.4	10	6.3	14	8.8	109	68.1	160	1,120,745	1,157,363
Year-to-date 2011	15	15.0	5	5.0	9	9.0	5	5.0	66	66.0	100	1,350,000	1,315,327
Toronto													
February 2012	0	0.0	0	0.0	1	8.3	0	0.0	11	91.7	12	1,262,175	1,482,585
February 2011	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	1,475,000	1,860,955
Year-to-date 2012	0	0.0	0	0.0	1	5.0	0	0.0	19	95.0	20	1,280,175	1,454,276
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	1,475,000	1,790,227
East York													
February 2012	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
February 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	1,485,000	1,322,938
Year-to-date 2011	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--
Etobicoke													
February 2012	0	0.0	0	0.0	2	20.0	0	0.0	8	80.0	10	1,640,650	1,572,257
February 2011	0	0.0	0	0.0	0	0.0	2	25.0	6	75.0	8	--	--
Year-to-date 2012	0	0.0	0	0.0	4	19.0	2	9.5	15	71.4	21	1,520,900	1,406,055
Year-to-date 2011	0	0.0	0	0.0	0	0.0	4	22.2	14	77.8	18	1,539,650	1,650,338
North York													
February 2012	1	2.5	0	0.0	0	0.0	0	0.0	39	97.5	40	1,225,148	1,345,457
February 2011	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	1,552,700	1,744,011
Year-to-date 2012	4	3.9	22	21.4	5	4.9	8	7.8	64	62.1	103	1,079,590	1,051,219
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	3.2	30	96.8	31	1,529,500	1,632,435
Scarborough													
February 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
February 2011	9	50.0	3	16.7	2	11.1	0	0.0	4	22.2	18	484,990	733,684
Year-to-date 2012	0	0.0	1	33.3	0	0.0	2	66.7	0	0.0	3	--	--
Year-to-date 2011	15	46.9	5	15.6	8	25.0	0	0.0	4	12.5	32	504,990	623,869
York													
February 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
February 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
February 2012	48	13.9	87	25.2	113	32.8	67	19.4	30	8.7	345	569,990	618,245
February 2011	11	4.5	66	26.8	86	35.0	42	17.1	41	16.7	246	599,995	655,635
Year-to-date 2012	136	16.7	217	26.7	255	31.3	135	16.6	71	8.7	814	567,990	598,413
Year-to-date 2011	32	5.9	120	21.9	213	38.9	87	15.9	95	17.4	547	600,900	656,679
Aurora													
February 2012	0	0.0	2	50.0	0	0.0	0	0.0	2	50.0	4	--	--
February 2011	1	5.0	3	15.0	8	40.0	3	15.0	5	25.0	20	637,445	729,480
Year-to-date 2012	1	10.0	2	20.0	1	10.0	0	0.0	6	60.0	10	961,500	978,689
Year-to-date 2011	1	2.9	6	17.6	17	50.0	4	11.8	6	17.6	34	628,990	680,742
East Gwillimbury													
February 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
February 2011	0	0.0	4	80.0	0	0.0	0	0.0	1	20.0	5	--	--
Year-to-date 2012	6	75.0	2	25.0	0	0.0	0	0.0	0	0.0	8	--	--
Year-to-date 2011	5	23.8	7	33.3	8	38.1	0	0.0	1	4.8	21	494,990	524,845
Georgina Township													
February 2012	4	57.1	2	28.6	0	0.0	0	0.0	1	14.3	7	--	--
February 2011	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2012	22	84.6	2	7.7	0	0.0	0	0.0	2	7.7	26	327,490	454,798
Year-to-date 2011	14	93.3	0	0.0	1	6.7	0	0.0	0	0.0	15	310,990	335,190
King Township													
February 2012	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
February 2011	5	22.7	7	31.8	0	0.0	9	40.9	1	4.5	22	537,490	582,035
Year-to-date 2012	0	0.0	0	0.0	0	0.0	3	42.9	4	57.1	7	--	--
Year-to-date 2011	5	22.7	7	31.8	0	0.0	9	40.9	1	4.5	22	537,490	582,035
Markham													
February 2012	30	19.2	61	39.1	52	33.3	10	6.4	3	1.9	156	525,495	540,460
February 2011	1	2.5	25	62.5	5	12.5	0	0.0	9	22.5	40	479,800	607,629
Year-to-date 2012	73	18.2	157	39.1	141	35.1	23	5.7	8	2.0	402	527,994	542,246
Year-to-date 2011	1	1.6	26	41.3	18	28.6	7	11.1	11	17.5	63	561,990	632,148
Newmarket													
February 2012	3	42.9	2	28.6	2	28.6	0	0.0	0	0.0	7	--	--
February 2011	0	0.0	5	62.5	2	25.0	1	12.5	0	0.0	8	--	--
Year-to-date 2012	10	38.5	5	19.2	11	42.3	0	0.0	0	0.0	26	513,900	510,109
Year-to-date 2011	4	15.4	13	50.0	8	30.8	1	3.8	0	0.0	26	526,400	533,414
Richmond Hill													
February 2012	0	0.0	0	0.0	15	45.5	11	33.3	7	21.2	33	661,990	808,486
February 2011	0	0.0	0	0.0	9	40.9	8	36.4	5	22.7	22	658,900	855,485
Year-to-date 2012	0	0.0	2	2.9	25	35.7	32	45.7	11	15.7	70	659,990	747,981
Year-to-date 2011	0	0.0	4	3.6	51	45.9	29	26.1	27	24.3	111	656,990	738,683
Vaughan													
February 2012	4	4.9	4	4.9	14	17.3	44	54.3	15	18.5	81	693,900	727,280
February 2011	0	0.0	22	18.8	60	51.3	20	17.1	15	12.8	117	599,900	642,631
Year-to-date 2012	4	2.5	9	5.5	38	23.3	75	46.0	37	22.7	163	704,900	727,101
Year-to-date 2011	0	0.0	45	19.5	107	46.3	35	15.2	44	19.0	231	604,900	676,314
Whitchurch-Stouffville													
February 2012	7	13.0	15	27.8	30	55.6	1	1.9	1	1.9	54	557,990	538,674
February 2011	0	0.0	0	0.0	2	25.0	1	12.5	5	62.5	8	--	--
Year-to-date 2012	20	19.6	38	37.3	39	38.2	2	2.0	3	2.9	102	521,445	526,838
Year-to-date 2011	2	8.3	12	50.0	3	12.5	2	8.3	5	20.8	24	499,990	636,980

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
February 2012	20	8.9	68	30.4	73	32.6	48	21.4	15	6.7	224	561,900	593,153
February 2011	55	36.9	32	21.5	26	17.4	12	8.1	24	16.1	149	509,990	616,641
Year-to-date 2012	60	12.3	131	27.0	178	36.6	93	19.1	24	4.9	486	569,900	583,884
Year-to-date 2011	109	31.8	91	26.5	70	20.4	46	13.4	27	7.9	343	512,900	568,604
Brampton													
February 2012	20	11.2	65	36.5	42	23.6	47	26.4	4	2.2	178	559,900	570,668
February 2011	54	51.9	29	27.9	15	14.4	5	4.8	1	1.0	104	440,445	466,137
Year-to-date 2012	60	14.7	123	30.2	129	31.7	87	21.4	8	2.0	407	563,900	566,296
Year-to-date 2011	106	39.0	71	26.1	55	20.2	39	14.3	1	0.4	272	496,900	505,005
Caledon													
February 2012	0	0.0	2	22.2	5	55.6	1	11.1	1	11.1	9	--	--
February 2011	1	11.1	3	33.3	3	33.3	1	11.1	1	11.1	9	--	--
Year-to-date 2012	0	0.0	7	20.6	20	58.8	6	17.6	1	2.9	34	619,990	614,616
Year-to-date 2011	2	6.9	18	62.1	6	20.7	1	3.4	2	6.9	29	499,900	552,091
Mississauga													
February 2012	0	0.0	1	2.7	26	70.3	0	0.0	10	27.0	37	569,900	692,857
February 2011	0	0.0	0	0.0	8	22.2	6	16.7	22	61.1	36	870,000	1,051,319
Year-to-date 2012	0	0.0	1	2.2	29	64.4	0	0.0	15	33.3	45	569,900	719,742
Year-to-date 2011	1	2.4	2	4.8	9	21.4	6	14.3	24	57.1	42	850,000	991,883
Halton Region													
February 2012	9	9.3	34	35.1	18	18.6	8	8.2	28	28.9	97	569,900	1,027,656
February 2011	24	28.2	46	54.1	4	4.7	9	10.6	2	2.4	85	488,990	523,623
Year-to-date 2012	18	10.5	57	33.1	33	19.2	15	8.7	49	28.5	172	589,900	943,113
Year-to-date 2011	59	29.9	94	47.7	12	6.1	16	8.1	16	8.1	197	485,900	642,231
Burlington													
February 2012	3	10.3	18	62.1	5	17.2	1	3.4	2	6.9	29	506,990	688,267
February 2011	4	17.4	16	69.6	2	8.7	0	0.0	1	4.3	23	498,990	509,599
Year-to-date 2012	12	19.4	29	46.8	17	27.4	1	1.6	3	4.8	62	506,990	607,717
Year-to-date 2011	8	17.4	31	67.4	2	4.3	0	0.0	5	10.9	46	499,990	792,317
Halton Hills													
February 2012	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
February 2011	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2012	0	0.0	0	0.0	1	8.3	4	33.3	7	58.3	12	870,450	883,958
Year-to-date 2011	2	18.2	4	36.4	1	9.1	0	0.0	4	36.4	11	490,900	1,384,646
Milton													
February 2012	6	17.1	16	45.7	12	34.3	1	2.9	0	0.0	35	530,900	521,014
February 2011	19	43.2	25	56.8	0	0.0	0	0.0	0	0.0	44	465,400	459,195
Year-to-date 2012	6	17.1	16	45.7	12	34.3	1	2.9	0	0.0	35	530,900	521,014
Year-to-date 2011	47	48.0	50	51.0	0	0.0	0	0.0	1	1.0	98	450,900	453,248
Oakville													
February 2012	0	0.0	0	0.0	1	3.6	4	14.3	23	82.1	28	1,800,000	2,026,630
February 2011	0	0.0	2	14.3	2	14.3	9	64.3	1	7.1	14	686,990	764,353
Year-to-date 2012	0	0.0	12	19.0	3	4.8	9	14.3	39	61.9	63	925,900	1,518,951
Year-to-date 2011	2	4.8	9	21.4	9	21.4	16	38.1	6	14.3	42	654,995	724,369

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
February 2012	70	54.7	23	18.0	21	16.4	10	7.8	4	3.1	128	428,490	458,014
February 2011	71	66.4	27	25.2	8	7.5	0	0.0	1	0.9	107	406,100	410,512
Year-to-date 2012	168	50.1	80	23.9	55	16.4	19	5.7	13	3.9	335	449,990	464,927
Year-to-date 2011	132	65.3	43	21.3	22	10.9	4	2.0	1	0.5	202	393,945	409,030
Ajax													
February 2012	1	4.5	3	13.6	10	45.5	5	22.7	3	13.6	22	598,000	623,268
February 2011	22	50.0	18	40.9	4	9.1	0	0.0	0	0.0	44	455,545	454,854
Year-to-date 2012	10	13.9	14	19.4	28	38.9	13	18.1	7	9.7	72	593,000	593,345
Year-to-date 2011	25	36.2	29	42.0	14	20.3	1	1.4	0	0.0	69	491,100	481,027
Brock													
February 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
February 2012	30	88.2	3	8.8	1	2.9	0	0.0	0	0.0	34	337,445	349,844
February 2011	19	82.6	2	8.7	2	8.7	0	0.0	0	0.0	23	342,990	368,059
Year-to-date 2012	56	84.8	6	9.1	2	3.0	0	0.0	2	3.0	66	339,445	366,525
Year-to-date 2011	41	87.2	4	8.5	2	4.3	0	0.0	0	0.0	47	329,990	350,427
Oshawa													
February 2012	11	68.8	5	31.3	0	0.0	0	0.0	0	0.0	16	385,445	383,524
February 2011	22	81.5	5	18.5	0	0.0	0	0.0	0	0.0	27	332,990	352,706
Year-to-date 2012	29	72.5	10	25.0	0	0.0	0	0.0	1	2.5	40	373,490	387,258
Year-to-date 2011	53	88.3	7	11.7	0	0.0	0	0.0	0	0.0	60	317,445	341,668
Pickering													
February 2012	5	41.7	3	25.0	3	25.0	1	8.3	0	0.0	12	514,400	498,783
February 2011	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	--	--
Year-to-date 2012	23	34.3	30	44.8	13	19.4	1	1.5	0	0.0	67	484,440	482,428
Year-to-date 2011	0	0.0	1	14.3	5	71.4	1	14.3	0	0.0	7	--	--
Scugog													
February 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
February 2012	2	28.6	2	28.6	1	14.3	2	28.6	0	0.0	7	--	--
February 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	3	30.0	3	30.0	1	10.0	2	20.0	1	10.0	10	509,245	542,939
Year-to-date 2011	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	--	--
Whitby													
February 2012	21	56.8	7	18.9	6	16.2	2	5.4	1	2.7	37	425,990	460,928
February 2011	8	88.9	1	11.1	0	0.0	0	0.0	0	0.0	9	--	--
Year-to-date 2012	47	58.8	17	21.3	11	13.8	3	3.8	2	2.5	80	423,945	444,959
Year-to-date 2011	12	70.6	2	11.8	1	5.9	2	11.8	0	0.0	17	344,990	404,324

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
February 2012	49	89.1	6	10.9	0	0.0	0	0.0	0	0.0	55	394,990	387,088
February 2011	30	83.3	4	11.1	1	2.8	1	2.8	0	0.0	36	399,990	414,814
Year-to-date 2012	93	87.7	13	12.3	0	0.0	0	0.0	0	0.0	106	392,490	376,786
Year-to-date 2011	62	82.7	11	14.7	1	1.3	1	1.3	0	0.0	75	398,990	409,065
Bradford West Gwillimbury													
February 2012	31	83.8	6	16.2	0	0.0	0	0.0	0	0.0	37	419,990	425,531
February 2011	23	82.1	4	14.3	0	0.0	1	3.6	0	0.0	28	404,990	425,698
Year-to-date 2012	48	78.7	13	21.3	0	0.0	0	0.0	0	0.0	61	424,990	427,826
Year-to-date 2011	47	79.7	11	18.6	0	0.0	1	1.7	0	0.0	59	403,990	422,715
Town of Mono													
February 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
February 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
New Tecumseth													
February 2012	17	100.0	0	0.0	0	0.0	0	0.0	0	0.0	17	299,990	301,637
February 2011	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2012	44	100.0	0	0.0	0	0.0	0	0.0	0	0.0	44	304,990	305,104
Year-to-date 2011	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	--	--
Orangeville													
February 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	--	--
Toronto CMA													
February 2012	132	16.5	185	23.1	216	27.0	131	16.4	137	17.1	801	573,330	706,691
February 2011	147	24.8	154	26.0	123	20.7	66	11.1	103	17.4	593	549,900	669,252
Year-to-date 2012	335	18.4	459	25.2	501	27.5	272	14.9	258	14.1	1,825	567,990	658,084
Year-to-date 2011	295	22.8	320	24.7	322	24.9	157	12.1	200	15.5	1,294	560,945	653,246
Oshawa CMA													
February 2012	62	71.3	15	17.2	7	8.0	2	2.3	1	1.1	87	370,990	403,281
February 2011	49	83.1	8	13.6	2	3.4	0	0.0	0	0.0	59	332,990	356,731
Year-to-date 2012	132	71.0	33	17.7	13	7.0	3	1.6	5	2.7	186	372,490	404,719
Year-to-date 2011	106	85.5	13	10.5	3	2.4	2	1.6	0	0.0	124	332,490	353,578
Greater Toronto Area													
February 2012	148	17.2	212	24.6	228	26.5	134	15.5	140	16.2	862	568,945	695,841
February 2011	170	26.6	174	27.2	126	19.7	65	10.2	104	16.3	639	525,990	648,985
Year-to-date 2012	386	19.6	508	25.8	531	27.0	276	14.0	266	13.5	1,967	561,990	647,697
Year-to-date 2011	347	25.0	353	25.4	326	23.5	158	11.4	205	14.8	1,389	549,900	644,284

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units February 2012						
Submarket	Feb 2012	Feb 2011	% Change	YTD 2012	YTD 2011	% Change
Toronto City	1,402,144	1,405,826	-0.3	1,157,363	1,315,327	-12.0
Toronto	1,482,585	1,860,955	-20.3	1,454,276	1,790,227	-18.8
East York	--	--	n/a	1,322,938	--	n/a
Etobicoke	1,572,257	--	n/a	1,406,055	1,650,338	-14.8
North York	1,345,457	1,744,011	-22.9	1,051,219	1,632,435	-35.6
Scarborough	--	733,684	n/a	--	623,869	n/a
York	--	--	n/a	--	--	n/a
York Region	618,245	655,635	-5.7	598,413	656,409	-8.9
Aurora	--	729,480	n/a	978,689	680,742	43.8
East Gwillimbury	--	--	n/a	--	524,845	n/a
Georgina Township	--	--	n/a	454,798	335,190	35.7
King Township	--	582,035	n/a	--	582,035	n/a
Markham	540,460	607,629	-11.1	542,246	632,148	-14.2
Newmarket	--	--	n/a	510,109	533,414	-4.4
Richmond Hill	808,486	855,485	-5.5	747,981	738,683	1.3
Vaughan	727,280	642,631	13.2	727,101	676,314	7.5
Whitchurch-Stouffville	538,674	--	n/a	526,838	636,980	-17.3
Peel Region	593,153	616,541	-3.8	583,684	568,654	2.7
Brampton	570,668	466,137	22.4	566,296	505,005	12.1
Caledon	--	--	n/a	614,616	552,091	11.3
Mississauga	692,857	1,051,319	-34.1	719,742	991,883	-27.4
Halton Region	1,027,656	521,623	96.9	943,113	642,731	46.8
Burlington	688,267	509,599	35.1	607,717	792,317	-23.3
Halton Hills	--	--	n/a	883,958	1,384,646	-36.2
Milton	521,014	459,195	13.5	521,014	453,248	15.0
Oakville	2,026,630	764,353	165.1	1,518,951	724,369	109.7
Durham Region	458,014	410,512	11.6	464,927	409,030	13.7
Ajax	623,268	454,854	37.0	593,345	481,027	23.3
Brock	--	--	n/a	--	--	n/a
Clarington	349,844	368,059	-4.9	366,525	350,427	4.6
Oshawa	383,524	352,706	8.7	387,258	341,668	13.3
Pickering	498,783	--	n/a	482,428	--	n/a
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	542,939	--	n/a
Whitby	460,928	--	n/a	444,959	404,324	10.1
Remainder of Toronto CMA	387,088	414,814	-6.7	376,736	409,065	-7.9
Bradford West Gwillimbury	425,531	425,698	0.0	427,826	422,715	1.2
Town of Mono	--	--	n/a	--	--	n/a
New Tecumseth	301,637	--	n/a	305,104	--	n/a
Orangeville	--	--	n/a	--	--	n/a
Toronto CMA	706,691	689,252	5.6	658,084	653,246	0.7
Oshawa CMA	403,281	356,731	13.0	404,719	353,578	14.5
Greater Toronto Area (GTA)	695,841	648,985	7.2	647,697	644,284	0.5

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
February 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	4,340	-13.0	7,410	9,025	11,436	64.8	427,159	4.4	447,426
	February	6,265	-14.1	7,445	11,536	12,844	58.0	454,470	5.3	452,526
	March	9,262	-11.2	7,698	15,315	11,656	66.0	456,147	4.9	460,014
	April	9,040	-17.0	7,369	14,495	11,706	63.0	477,406	9.1	462,146
	May	10,045	6.1	7,555	16,076	11,848	63.8	485,520	8.7	469,947
	June	10,234	21.4	7,541	14,855	12,219	61.7	476,386	9.5	468,636
	July	7,922	20.6	7,485	12,508	12,695	59.0	459,122	9.2	470,179
	August	7,542	21.0	7,638	12,509	12,889	59.3	451,663	9.9	471,307
	September	7,658	21.3	7,991	14,727	12,949	61.7	465,369	8.9	472,600
	October	7,642	14.3	8,022	12,405	12,966	61.9	478,137	7.8	471,181
	November	7,092	8.9	7,743	9,786	12,373	62.6	480,421	9.7	479,850
	December	4,718	7.4	7,864	4,811	12,466	63.1	451,436	4.0	468,695
2012	January	4,567	5.2	7,676	9,655	12,062	63.6	463,534	8.5	488,963
	February	7,032	12.2	7,789	12,684	12,864	60.5	502,508	10.6	499,714
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q4 2010	17,389	-18.0		23,520			439,113	4.9	
	Q4 2011	19,452	10.6		27,002			472,494	7.6	
	YTD 2011	10,605	-13.6		20,561			443,293	4.9	
	YTD 2012	11,599	9.4		22,339			487,162	9.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
February 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	505	-5.1	805	1,074	1,188	67.7	302,326	4.5	308,138
	February	652	-20.4	735	1,248	1,246	59.0	302,068	5.4	305,311
	March	981	-11.7	813	1,666	1,273	63.8	301,668	-1.5	302,719
	April	949	-19.8	763	1,601	1,228	62.1	321,042	5.4	315,445
	May	1,040	1.3	771	1,728	1,318	58.5	316,057	4.8	310,122
	June	1,046	13.7	794	1,587	1,338	59.4	322,947	6.1	314,524
	July	849	19.9	752	1,250	1,338	56.2	324,983	10.0	319,441
	August	764	15.6	786	1,305	1,402	56.1	310,852	-0.6	314,254
	September	833	17.8	862	1,516	1,410	61.2	318,523	7.5	319,810
	October	759	10.3	823	1,270	1,394	59.0	317,779	5.1	317,125
	November	734	11.0	894	1,000	1,337	66.8	314,260	6.3	318,052
	December	492	6.7	875	522	1,344	65.1	310,267	5.4	318,104
2012	January	556	10.1	889	1,073	1,199	74.1	316,394	4.7	321,949
	February	809	24.1	914	1,327	1,314	69.6	323,592	7.1	327,132
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	1,910	-12.1		2,533			297,925	3.6	
	Q1 2011	1,985	3.9		2,792			314,616	5.6	
	YTD 2011	1,157	14.4		2,322			302,180	5.1	
	YTD 2012	1,365	18.0		2,400			320,660	6.1	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
February 2012

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	107.8	117.5	2,971	8.3	68.4	884
	February	607	3.50	5.44	108.4	117.9	2,976	8.3	68.4	879
	March	601	3.50	5.34	108.7	119.4	2,959	8.5	68.1	884
	April	621	3.70	5.69	109.3	119.8	2,956	8.4	67.8	892
	May	616	3.70	5.59	110.3	120.8	2,959	8.5	67.8	896
	June	604	3.50	5.39	111.2	120.2	2,974	8.3	68.0	892
	July	604	3.50	5.39	111.7	120.4	2,968	8.2	67.6	887
	August	604	3.50	5.39	111.9	120.5	2,964	8.1	67.3	884
	September	592	3.50	5.19	112.2	121.2	2,964	8.0	67.2	884
	October	598	3.50	5.29	112.7	121.1	2,959	8.3	67.2	881
	November	598	3.50	5.29	113.8	120.9	2,956	8.5	67.1	886
	December	598	3.50	5.29	114.2	120.2	2,946	8.6	66.8	894
2012	January	598	3.50	5.29	114.2	120.7	2,944	8.6	66.7	897
	February	595	3.20	5.24		121.5	2,940	8.6	66.5	895
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 5b: MLS® Residential Activity for Oshawa
February 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	505	-5.1	805	1,074	1,188	67.7	302,326	4.5	308,138
	February	652	-20.4	735	1,248	1,246	59.0	302,068	5.4	305,311
	March	981	-11.7	813	1,666	1,273	63.8	301,668	-1.5	302,719
	April	949	-19.8	763	1,601	1,228	62.1	321,042	5.4	315,445
	May	1,040	1.3	771	1,728	1,318	58.5	316,057	4.8	310,122
	June	1,046	13.7	794	1,587	1,338	59.4	322,947	6.1	314,524
	July	849	19.9	752	1,250	1,338	56.2	324,983	10.0	319,441
	August	764	15.6	786	1,305	1,402	56.1	310,852	-0.6	314,254
	September	833	17.8	862	1,516	1,410	61.2	318,523	7.5	319,810
	October	759	10.3	823	1,270	1,394	59.0	317,779	5.1	317,125
	November	734	11.0	894	1,000	1,337	66.8	314,260	6.3	318,052
	December	492	6.7	875	522	1,344	65.1	310,267	5.4	318,104
2012	January	556	10.1	889	1,073	1,199	74.1	316,394	4.7	321,949
	February	809	24.1	914	1,327	1,314	69.6	323,592	7.1	327,132
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q4 2011	1,810	-12.1		4,533			297,925	3.6	
	Q4 2011	1,988	9.7		4,792			314,616	5.6	
	YTD 2011	1,157	-14.4		2,322			302,180	5.1	
	YTD 2012	1,365	18.0		2,400			320,660	6.1	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA February 2012										
		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	107.8	117.5	2,971	8.3	68.4	884
	February	607	3.50	5.44	108.4	117.9	2,976	8.3	68.4	879
	March	601	3.50	5.34	108.7	119.4	2,959	8.5	68.1	884
	April	621	3.70	5.69	109.3	119.8	2,956	8.4	67.8	892
	May	616	3.70	5.59	110.3	120.8	2,959	8.5	67.8	896
	June	604	3.50	5.39	111.2	120.2	2,974	8.3	68.0	892
	July	604	3.50	5.39	111.7	120.4	2,968	8.2	67.6	887
	August	604	3.50	5.39	111.9	120.5	2,964	8.1	67.3	884
	September	592	3.50	5.19	112.2	121.2	2,964	8.0	67.2	884
	October	598	3.50	5.29	112.7	121.1	2,959	8.3	67.2	881
	November	598	3.50	5.29	113.8	120.9	2,956	8.5	67.1	886
	December	598	3.50	5.29	114.2	120.2	2,946	8.6	66.8	894
2012	January	598	3.50	5.29	114.2	120.7	2,944	8.6	66.7	897
	February	595	3.20	5.24		121.5	2,940	8.6	66.5	895
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
February 2012

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	107.8	117.5	191.4	8.8	69.7	877
	February	607	3.50	5.44	108.4	117.9	188.7	8.8	68.7	889
	March	601	3.50	5.34	108.7	119.4	187.9	8.8	68.2	893
	April	621	3.70	5.69	109.3	119.8	186.0	9.8	68.2	889
	May	616	3.70	5.59	110.3	120.8	187.7	9.8	68.7	879
	June	604	3.50	5.39	111.2	120.2	191.2	9.3	69.5	878
	July	604	3.50	5.39	111.7	120.4	195.0	8.0	69.8	884
	August	604	3.50	5.39	111.9	120.5	196.8	7.4	69.8	887
	September	592	3.50	5.19	112.2	121.2	197.4	7.1	69.7	890
	October	598	3.50	5.29	112.7	121.1	197.8	7.1	69.7	874
	November	598	3.50	5.29	113.8	120.9	197.2	7.2	69.5	877
	December	598	3.50	5.29	114.2	120.2	197.3	7.3	69.5	877
2012	January	598	3.50	5.29	114.2	120.7	198.3	7.4	69.8	891
	February	595	3.20	5.24		121.5	201.1	7.4	70.7	889
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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